



Nash Road, Upper Heyford, OX25 5BL

Guide Price £445,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A super spacious, four bedroom town house with a south facing garden. This beautifully presented property was built in 2019 and offers excellent family accommodation. There is a spacious entrance hall with a cloakroom off, a well proportioned kitchen/dining room with fitted appliances and a particularly large living room with double doors to the rear garden. On the upper floors there is four proper bedrooms with an excellent master bedroom having an ensuite. The property offers ample parking, a garage and rear garden which is principally laid to lawn. Viewing highly recommended.

MATERIAL INFORMATION

The property has brick elevations under a pitched and tiled roof, it was built in 2019. The property is connected to mains electricity, gas, water and drainage. Heating is by way of gas fired central heating.

Broadband - according to Ofcom - all broadband speeds up to and including Ultrafast are available.

Mobile phone coverage - according to Ofcom - all listed mobile phone providers have full coverage for all services with the exception of indoor data for O2 and both indoor services for Vodafone.

According to the government website, there is a high risk of surface water flooding. The sellers confirm that the property has not flooded since it was built and that they obtain insurance at normal rates.

Local authority: Cherwell District Council - E. EPC - B





Key Features

- Super Spacious four bedroom town house
- Situated in the highly popular Heyford Park area
- Four proper bedrooms
- Light bright living room
- Kitchen with fitted appliances
- Excellent master bedroom with ensuite
- South facing rear garden
- Garage and ample parking
- Many local amenities
- See our website for up-to-date material information.

The Location

Situated in a pleasant road amongst other similar properties within the highly desirable Heyford Park area. Heyford Park is a vibrant and expanding new community, surrounded by glorious countryside. Local amenities include; schools for all ages, a gymnasium, a local Sainsbury's, hotel and restaurant, plus lots of communal open space. The nearby market town of Bicester provides for all everyday needs as well as having railway stations providing services to Oxford, Birmingham and London. Junctions 9 and 10 of the M40 are easily accessible.

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

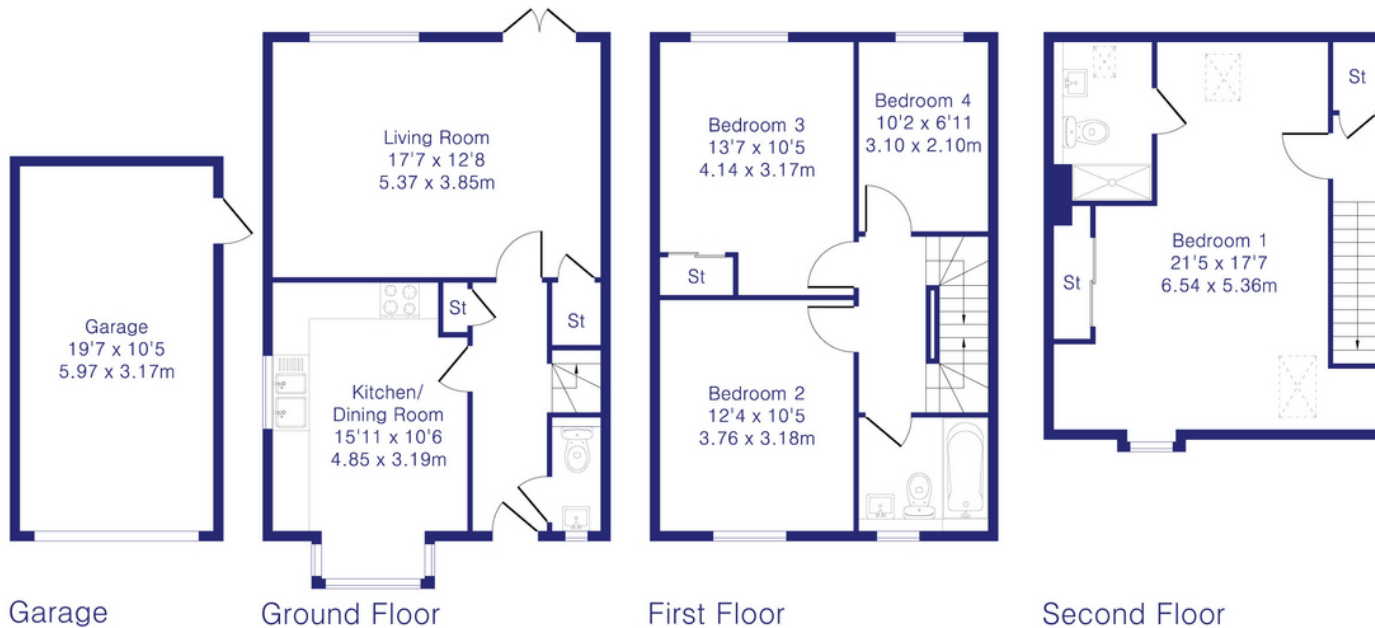
Approximate Gross Internal Area 1511 sq ft – 140 sq m

Ground Floor Area 477 sq ft – 44 sq m

First Floor Area 462 sq ft – 43 sq m

Second Floor Area 368 sq ft – 34 sq m

Garage Area 204 sq ft – 19 sq m



Bicester Office

39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253

E bicester@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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