



Queens Court, Bicester, OX26 6JX

Guide Price £500,000

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A well maintained, four bedroom detached house, situated in a small and quiet close. Super position, just off of the town centre. This mature and thoughtfully designed house offers accommodation including; spacious sitting room, separate dining room and a conservatory. The kitchen/breakfast room has an excellent range of storage cupboards and extensive working surfaces, it also has a door to the integral garage. The master bedroom has an ensuite and the main family bathroom has been converted and upgraded to a stylish shower room. To the front of the property there is ample parking, whilst to the rear there is a most attractive and unusually private garden which has been beautifully landscaped. No onward chain.

### MATERIAL INFORMATION

A detached four bedroom house, believed to have been built approximately 30 years ago, with brick elevations under a pitched and tiled roof. The property is connected to mains; electricity, gas, water and drainage. Heating is via gas fired central heating.

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

Mobile phone availability - according to Ofcom - all mobile phone providers are likely to have coverage inside and out of both voice and data with the exception of EE where indoor availability is limited.

Local Authority: Cherwell District Council - E. EPC - C





## Key Features

- A four bedroom detached house
- Situated in a quiet, yet central Close
- No onward chain
- Two separate reception rooms
- Large kitchen breakfast room
- Air conditioning
- Ample parking
- Attractive private gardens
- Viewing highly recommended
- See our website for up-to-date material information.

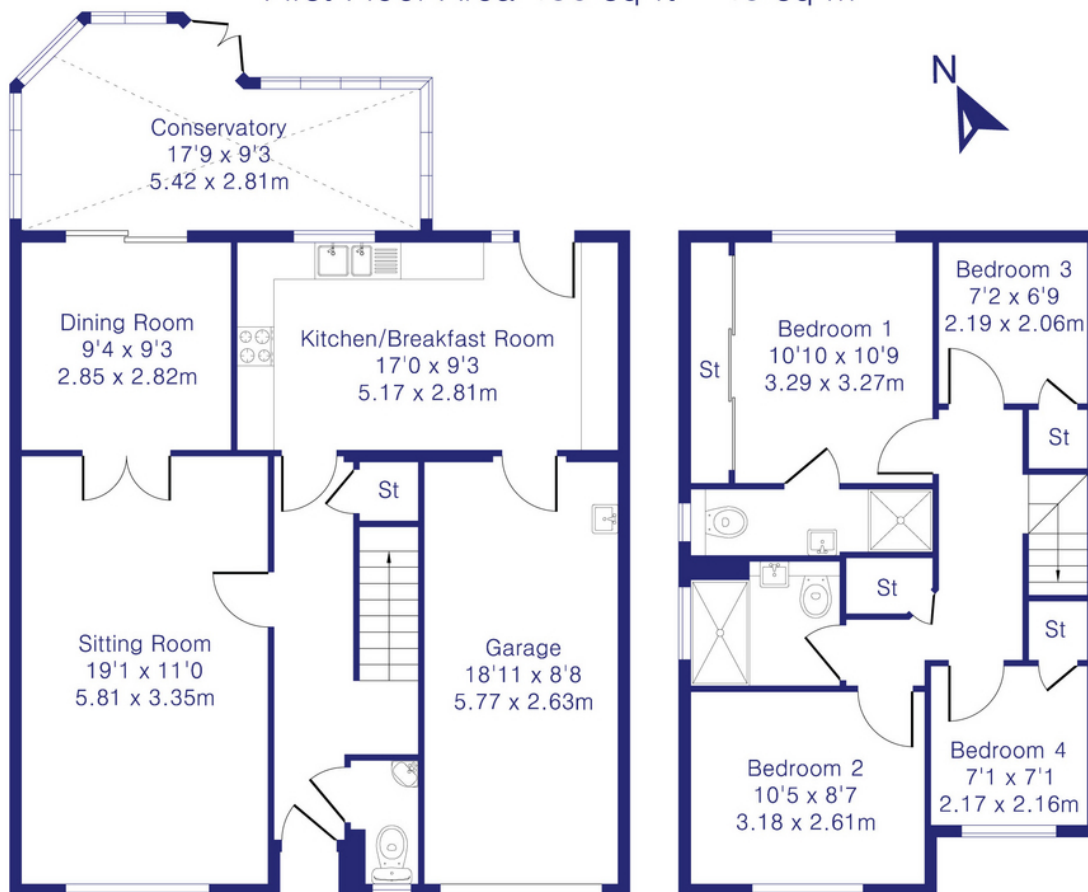
## The Location

Located in a small and attractive close just off of the town centre and within easy reach of all amenities. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 is easily accessible, the towns two mainline railway stations between them provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town provides for all everyday needs as well as offering extensive recreational and employment opportunities.

Approximate Gross Internal Area 1380 sq ft – 128 sq m

Ground Floor Area 894 sq ft – 83 sq m

First Floor Area 486 sq ft – 45 sq m



Ground Floor

First Floor

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.

**Bicester Office**  
39 Market Square, Bicester  
Oxfordshire, OX26 6AG

T 01869 253 253  
E [bicester@thomasmerrifield.co.uk](mailto:bicester@thomasmerrifield.co.uk)  
W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

THOMAS  
MERRIFIELD  
SALES LETTINGS