



Rosehill Crescent, Twyford, MK18 4EF

Guide Price £275,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A spacious two double bedroom semi detached home in need of updating with great potential for the next owner.

On the ground floor there is a sitting room with a fireplace which overlooks the garden, a kitchen/dining room, and a utility area at the rear. Upstairs are two double bedrooms and a bathroom. The gardens are mature and laid to lawn with shrubs and trees. There is currently on street parking, but subject to gaining the relevant approvals there is space to have off street parking in place of the front garden.

The property is in a quiet no through road with easy access to local shops. Bicester and Buckingham provide for all your everyday needs including a wealth of shops, amenities, bars, restaurants, nurseries, primary and secondary schools, doctors' surgeries, dentists, banks, and many sporting and recreational opportunities.

Heating is provided by electric panel and storage heaters. The property is connected to mains electricity, water, and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). Mobile - According to Ofcom there is good mobile and data coverage indoors for Three with voice coverage for O2 & Vodafone and outdoors for EE, Three, O2 and Vodafone ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Easements, Boundaries, Restrictions & Rights is awaited. Local Authority: Aylesbury District Council - B. EPC -





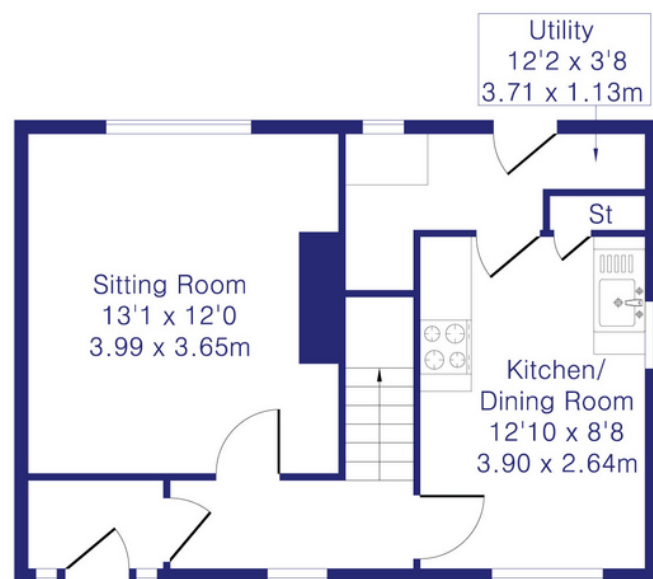
## Key Features

- Two double bedroom, semi detached house
- In Need of Updating
- Great Opportunity to Put Your Own Style and Taste onto it
- Quiet no through Road
- Bucks Grammer School Catchment
- Good local Amenities
- Gardens Front and Rear
- See our website for up-to-date material information.

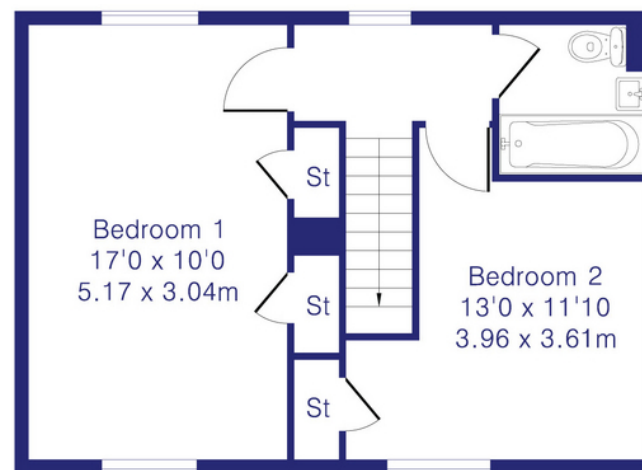
## The Location

Local Shops 0.2m  
Bicester Market Square 8.5m  
Buckingham Market Square 9.2m  
Oxford Carfax Tower 23.8m  
The Centre MK 22.2m  
Bicester North Station (London Marylebone from approx. 50 mins) 7.8m  
Bicester village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 8.1m  
All times and distances are approximate.

Approximate Gross Internal Area 798 sq ft – 74 sq m  
Ground Floor Area 399 sq ft – 37 sq m  
First Floor Area 399 sq ft – 37 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.

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