



Violet Close, Ambrosden, OX25 2DJ

Guide Price £420,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Ideally located in a quiet close, this super three storey, four bedroom semi-detached home has a good size garden with detached garage and parking.

On the ground floor is the kitchen/breakfast room, a very handy cloakroom and a sitting room. On the first floor there are two double, a single bedroom as well as the family bathroom. The principal bedroom suite is on the second floor and has an en-suite and fitted wardrobes. Outside the front garden is laid to lawn with parking and garage. The side and rear garden is laid to lawn and has a patio.

The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile - According to Ofcom there is limited mobile voice and data coverage indoors and Likely mobile voice and data coverage outdoors for EE, Three, O2 & Vodafone (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 are awaited. Local Authority: Cherwell District Council - D; EPC B



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Key Features

- Four Bedrooms
- Sitting Room
- Kitchen Dining Room
- Detached Garage
- Gas Central Heating
- Parking for Two cars with Additional Hardstanding
- Close to Green Open Space
- Three Storey Town House
- Service/Maintenance Charge Approx £300 pa
- See our website for up-to-date material information.

The Location

Local Shops 0.6m
 Bicester Market Square 2.8m
 Bicester Village 3.1m
 Bicester North Station (London Marylebone from approx. 50 mins) 3.5m
 Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 2.5m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 3.0m
 All times and distances are approximate.

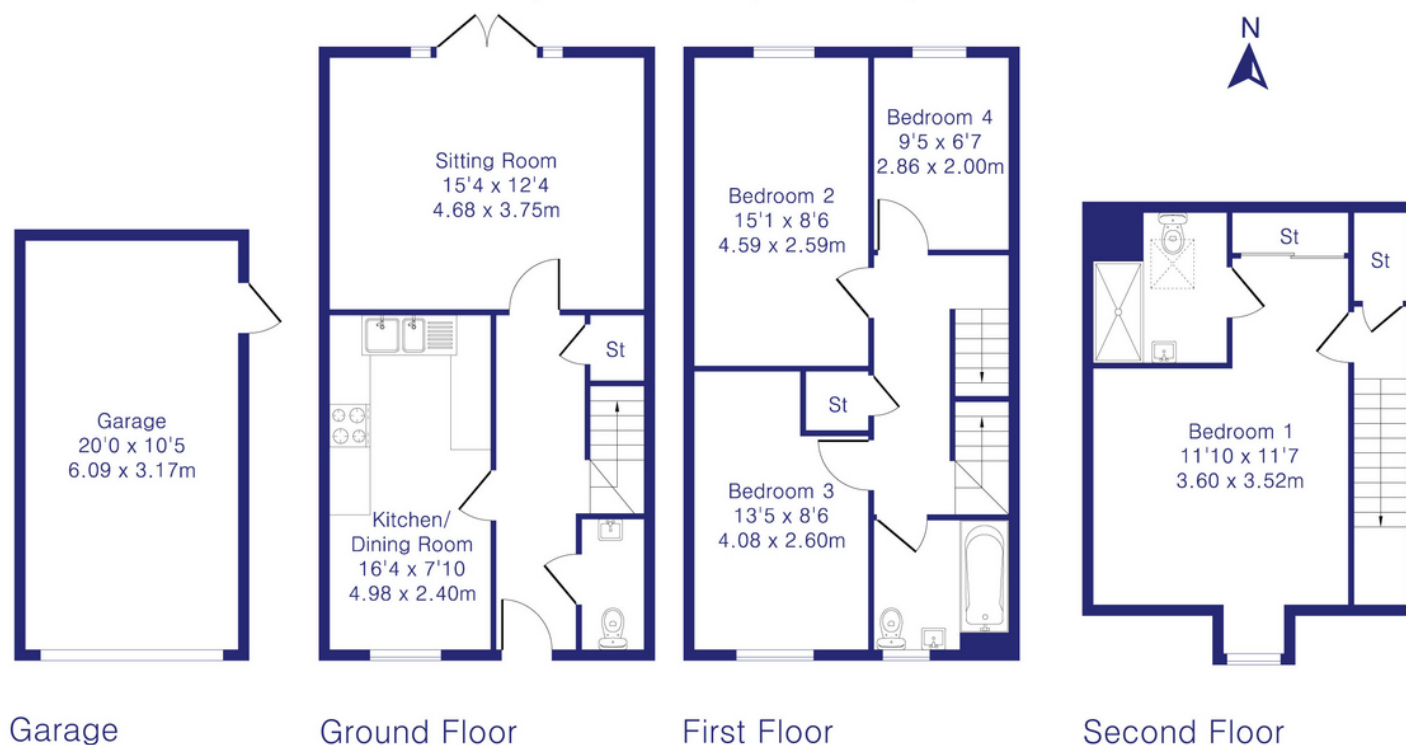
Approximate Gross Internal Area 1397 sq ft – 129 sq m

Ground Floor Area 444 sq ft – 41 sq m

First Floor Area 444 sq ft – 41 sq m

Second Floor Area 301 sq ft – 28 sq m

Garage Area 208 sq ft – 19 sq m



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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