



Hunt Close, Bicester, OX26 6HX

Guide Price £525,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An excellent four bedroom detached house occupying a super tucked away position within a highly desirable town centre close. No onward chain. This most attractive property offers accommodation including; a large living room (19'8 x 11'3) opening onto the conservatory which in turn leads to the garden. Additionally on the ground floor are the dining room, kitchen/breakfast room and cloakroom. The master bedroom is ensuite, there are three further bedrooms and a family bathroom. Outside the property offers; parking, a double garage and secluded gardens. Viewing highly recommended.

MATERIAL INFORMATION

A detached four bedroom house, believed to have been built around 30 years ago.

Mains; Gas, electricity, water and drainage are connected.

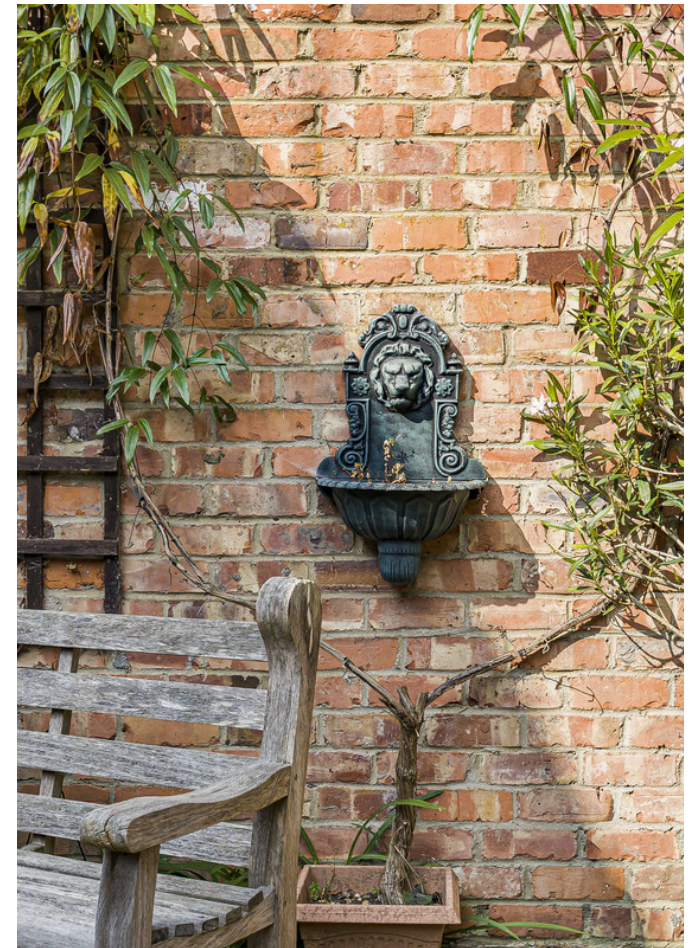
Gas fired central heating to radiators.

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

Mobile phone availability - according to Ofcom - indoors all service providers are likely to have availability for both voice and data with the exception of EE where data availability is limited. Outdoors service providers are likely to have availability for both voice and data.

Local authority: Cherwell District Council - F. EPC - D





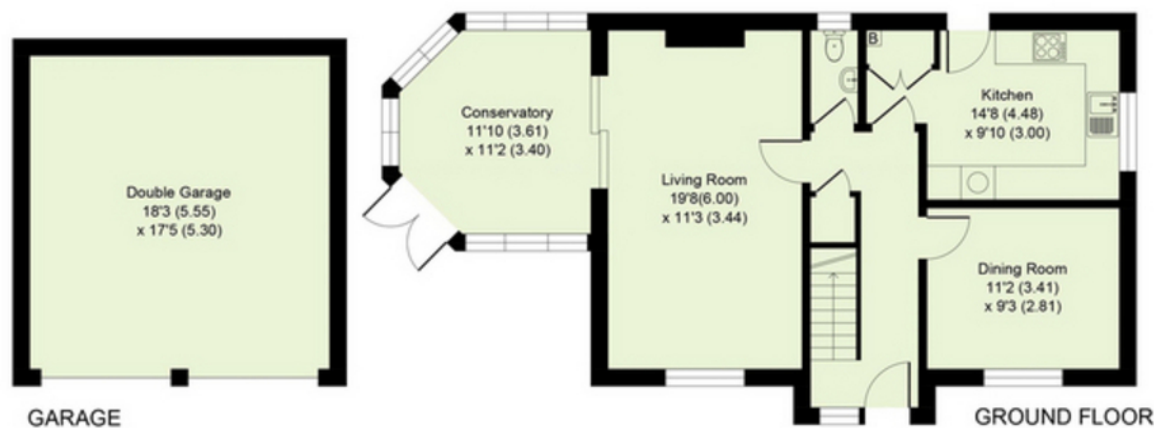
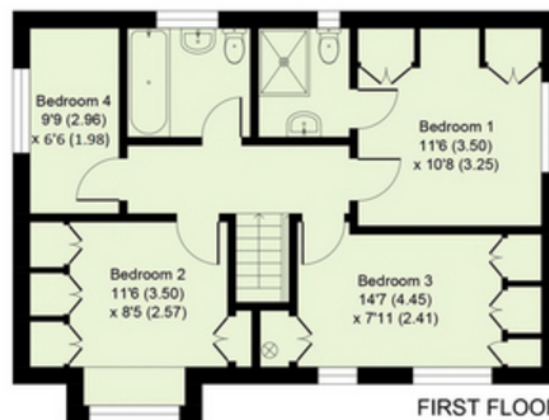
Key Features

- A charming detached four bedroom house
- Exceptional tucked away town centre location
- Large living room
- Separate dining room
- Conservatory
- Master bedroom with ensuite
- Parking and double garage
- Easily accessible to both stations
- No onward chain
- See our website for up-to-date material information.

The Location

Enjoying a tucked away position in Hunt Close, which is highly desirable, comprising only detached houses and being just a stones throw from the town centre. The property is also within easy striking distance of both town stations and all of the town centre 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.

APPROX. GROSS INTERNAL FLOOR AREA 1645 SQ FT / 153 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.

Bicester Office

39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253

E bicester@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS