



Manston Close, Bicester, OX26 4FB

Guide Price £400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended four bedroom semi detached home with an integral garage, ideally located close to bus stops to Oxford, local shops and Bicester Town Centre.

Off the hallway there is the kitchen, sitting room in front of you and also an additional reception room that would make an ideal study for home working, play or dining room. Upstairs there are three double bedrooms and a single bedroom, there is also the bathroom. The rear garden is lawned with mature shrubs and the front has a parking space in front of the garage

The property is located in a no through road with access to a parade of local shops. Bicester provides for all your everyday needs including; shops, bars, restaurants, nurseries, schools, doctors', dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting facilities clubs, associations, recreational and recruitment possibilities. 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 Likely mobile voice and data coverage indoors for EE, O2 & Vodafone and limited for Three 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. Artex is present and if pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed.

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





Key Features

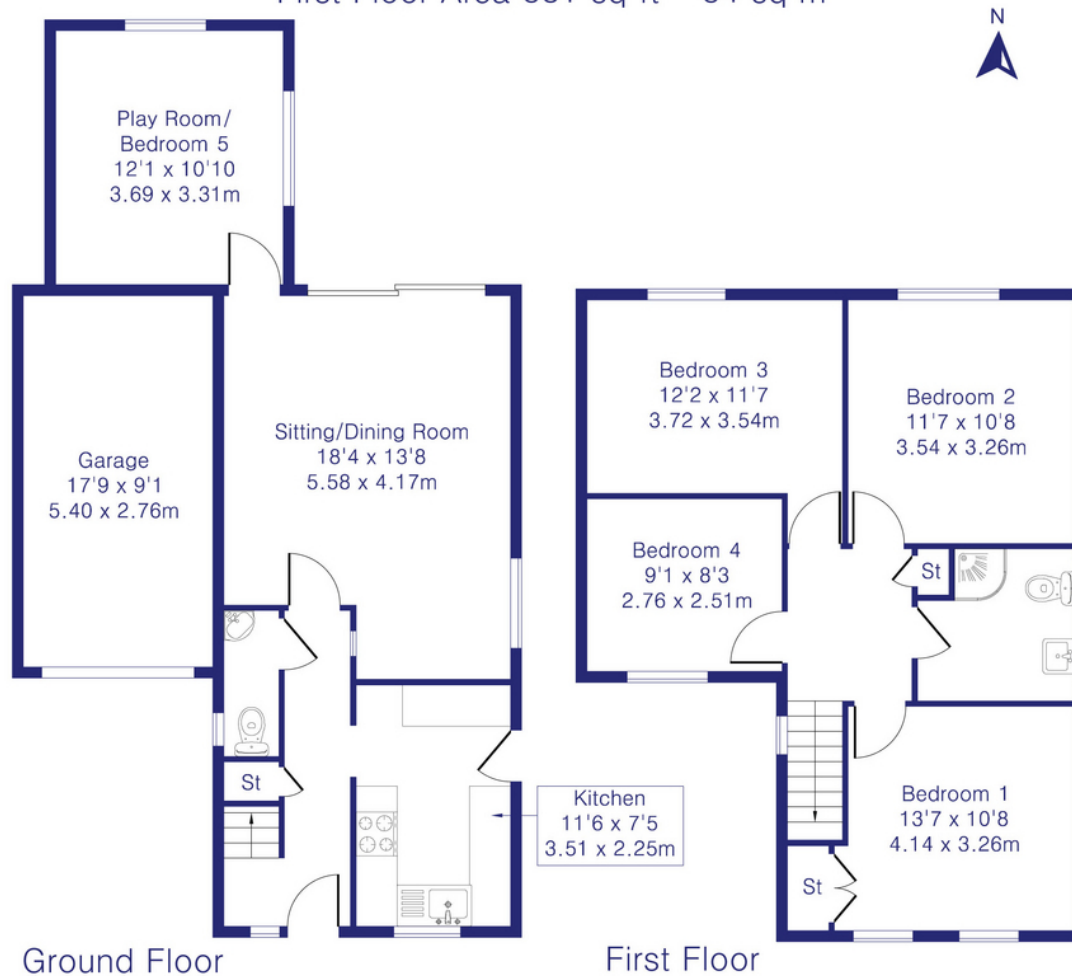
- Four Bedrooms
- Kitchen
- Sitting Room
- Dining Room
- Integral Garage with a Parking Space In front
- Garden
- Gas Fired Central Heating to Radiators.
- Quiet Close
- Convenient for shops and Bus Stop
- See our website for up-to-date material information.

The Location

Local Shops 0.3m
Bicester Market Square 1.2m
Bicester Village 1.8m
Bicester North Station (London Marylebone from approx. 50 mins) 1.3m
Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 1.4m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.3m
All times and distances are approximate.



Approximate Gross Internal Area 1299 sq ft – 121 sq m
Ground Floor Area 718 sq ft – 67 sq m
First Floor Area 581 sq ft – 54 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