



Truemper Grove, Caversfield, OX27 8FD

Guide Price £450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A stylish and significantly improved three bedroom semi-detached house with a stunning open plan ground floor. This exceptional house has been thoughtfully remodelled and improved to provide a delightful contemporary home. On entering the ground floor the porch leads you to an entrance hall with cloakroom off and a sizeable study (or potentially fourth bedroom). The remainder of the ground floor, provides a light bright, open plan area with attractive fitted kitchen and two sets of double doors to the rear garden. The first floor is also particularly spacious with three large bedrooms, the master of which has an ensuite, there is also a refitted shower room. Outside there is; a front garden, parking and generous back garden with large deck.

MATERIAL INFORMATION

Probably built around 40 years ago. A three bedroom semi-detached house with mains; water, drainage, gas and electricity are connected. Heating - gas fired boiler to radiators. Broadband - according to Ofcom - all broadband speeds up to and including Ultrafast are available. Mobile phone availability - according to Ofcom - indoors; Three is likely to have availability for both voice and data, EE is likely to have availability for voice with limited data, 02 has limited availability for voice and no availability for data, Vodafone has no availability for either voice or data. Outdoors all service providers are likely to have availability for voice and data. There is a Management Company and we are informed that current charge is £100 per annum.

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





Key Features

- Stylish and significantly improved semi-detached house
- Superb open plan living
- Three large bedrooms
- Stunning open plan ground floor room
- Stylish refitted kitchen
- Study/fourth bedroom on ground floor
- Master with ensuite shower room
- Two further large bedrooms
- Gardens and Parking
- See our website for up-to-date material information.

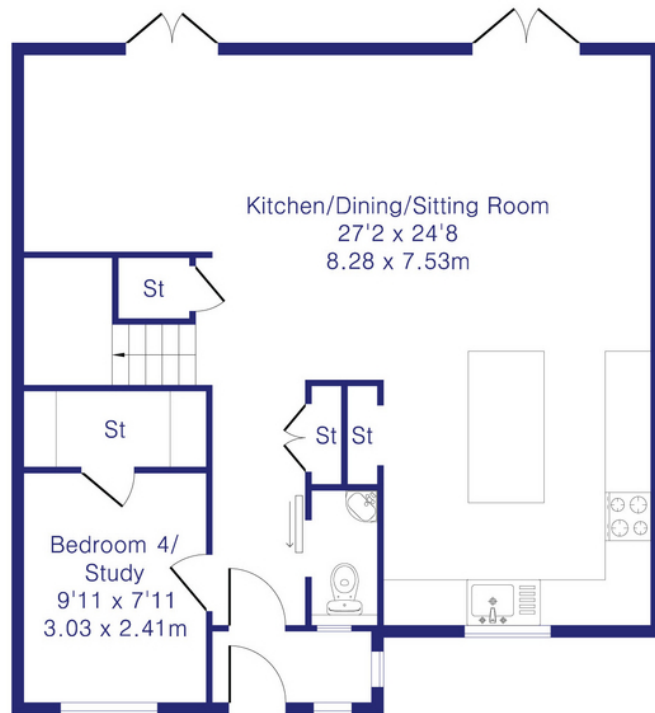
The Location

Enjoying a quiet location, within the highly popular Stratton Fields area of Caversfield just to the north of Bicester. 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.

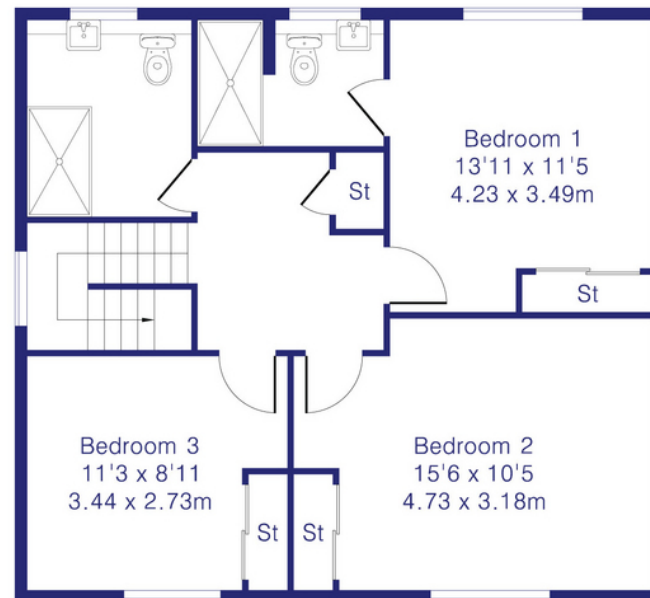
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Approximate Gross Internal Area 1393 sq ft – 129 sq m
Ground Floor Area 722 sq ft – 67 sq m
First Floor Area 671 sq ft – 62 sq m



Ground Floor



First Floor

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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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