



Bromeswell Close, Lower Heyford, OX25 5NU

Guide Price £295,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

This spacious, two double bedroom semi-detached house with overlooking fields, has a good size garden. It is situated in a quiet close on the edge of this popular village. From the front door you enter the hall and the stairs rise to the first floor. The kitchen/dining room is fitted with modern units and the a good sized sitting room. Upstairs are two double bedrooms and a bathroom. The gardens are to the front, side and rear.

The property is in a quiet close, backing onto and overlooking farmland. 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, recreational and recruitment possibilities.

Gas fired central heating to radiators. The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile - According to Ofcom - there is limited mobile voice and data coverage indoors for EE and Vodaphone, limited voice with no data coverage for O2, no voice or date coverage for Three and Likely mobile voice and data coverage outdoors for EE, Three, O2 & Vodafone (checker.ofcom.org.uk). The government portal generally highlights this as a medium or high flood risk postcode. 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 - B. EPC D.





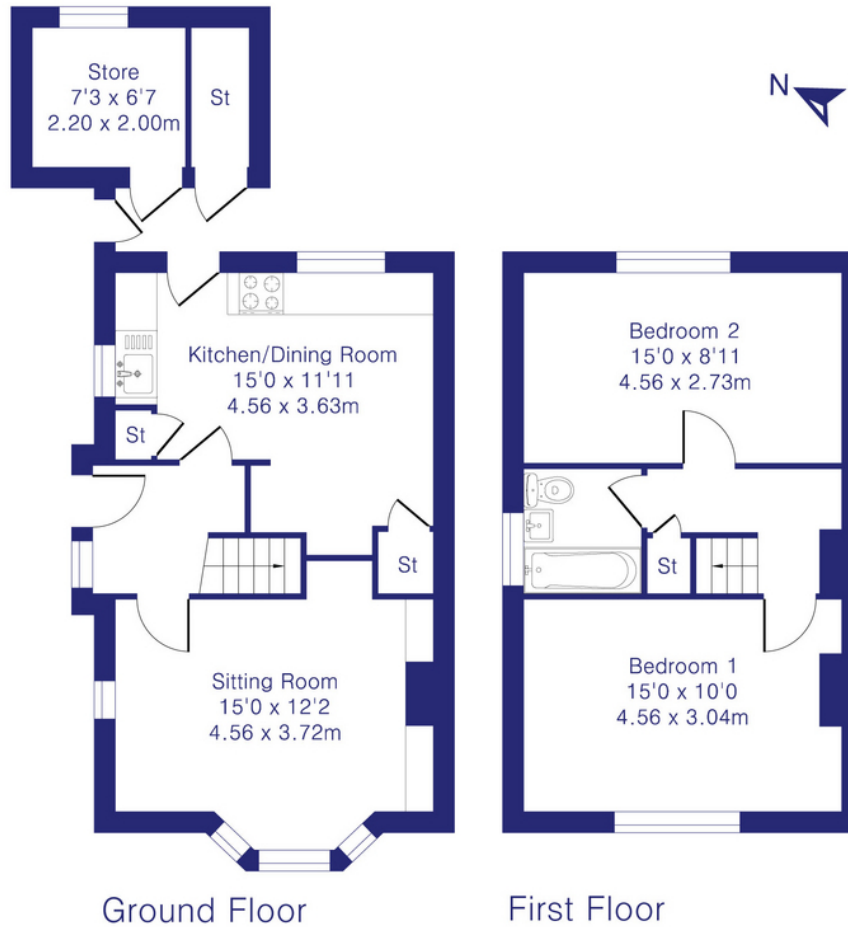
Key Features

- Two Double Bedrooms
- Sitting Room
- Kitchen Dining Room
- Gardens
- Backing onto Farmland
- Quiet Close
- Popular Village
- On Street Parking
- See our website for up-to-date material information.

The Location

Local Shops 1.8m
Bicester Market Square 6.5m
Lower Heyford Station 0.6m
Bicester North Station (London Marylebone from approx. 50 mins) 6.6m
Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 6.8m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 6.6m
All times and distances are approximate.

Approximate Gross Internal Area 842 sq ft – 78 sq m
Ground Floor Area 463 sq ft – 43 sq m
First Floor Area 379 sq ft – 35 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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