



Hampden Square, Bicester, OX25 5AJ

Guide Price £375,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Bright, light and spacious, this super house offers three genuine double bedrooms, beautiful presentation and a very pretty; mature, south facing, private rear garden. This excellent house has approaching 1,000 sq ft, of thoughtfully planned accommodation. The ground floor has a well equipped kitchen, a cloakroom and a generous sitting/dining room with patio doors opening onto the garden. The first floor is quite exceptional with, three generous double bedrooms, the master of which has a large ensuite with both bath and shower, in addition to this there is a family bathroom. The garden is a major feature of the house (unusually private and south facing), it has a patio, planted borders and beds together with a well screened shed. There are two conveniently placed parking spaces.

MATERIAL INFORMATION

A three bedroom terraced house constructed in 2016. Mains; gas, electricity, water and drainage are connected.

Broadband - according to Ofcom - both standard and ultrafast broadband are available (Superfast is not)

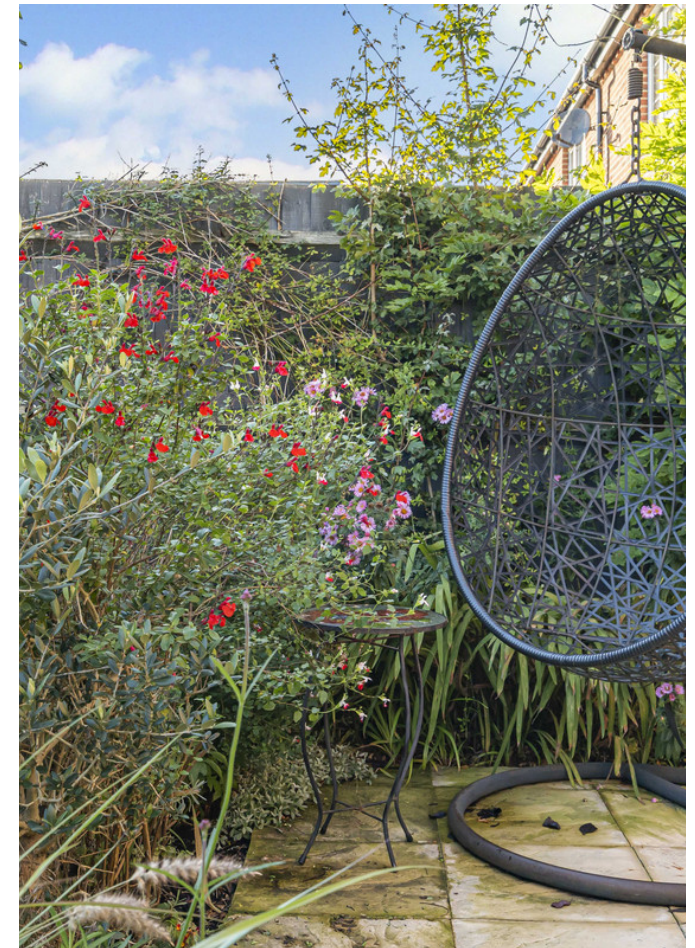
Mobile phone availability - according to Ofcom - EE has limited phone availability indoors, other providers do not.

Outdoors all service providers are likely to have availability.

There is a Management Company at the property, current charge £220.00 per annum.

Local Authority - Cherwell District Council - D. EPC - B





Key Features

- Bright, light and spacious house
- Three genuine double bedrooms
- Generous reception room
- Ground floor cloakroom
- Super master bedroom with large ensuite
- Family bathroom with white suite
- Unusually private south facing rear garden
- Conveniently located parking spaces
- Quietly situated in the highly desirable Heyford Park area with great local amenities
- See our website for up-to-date material information.

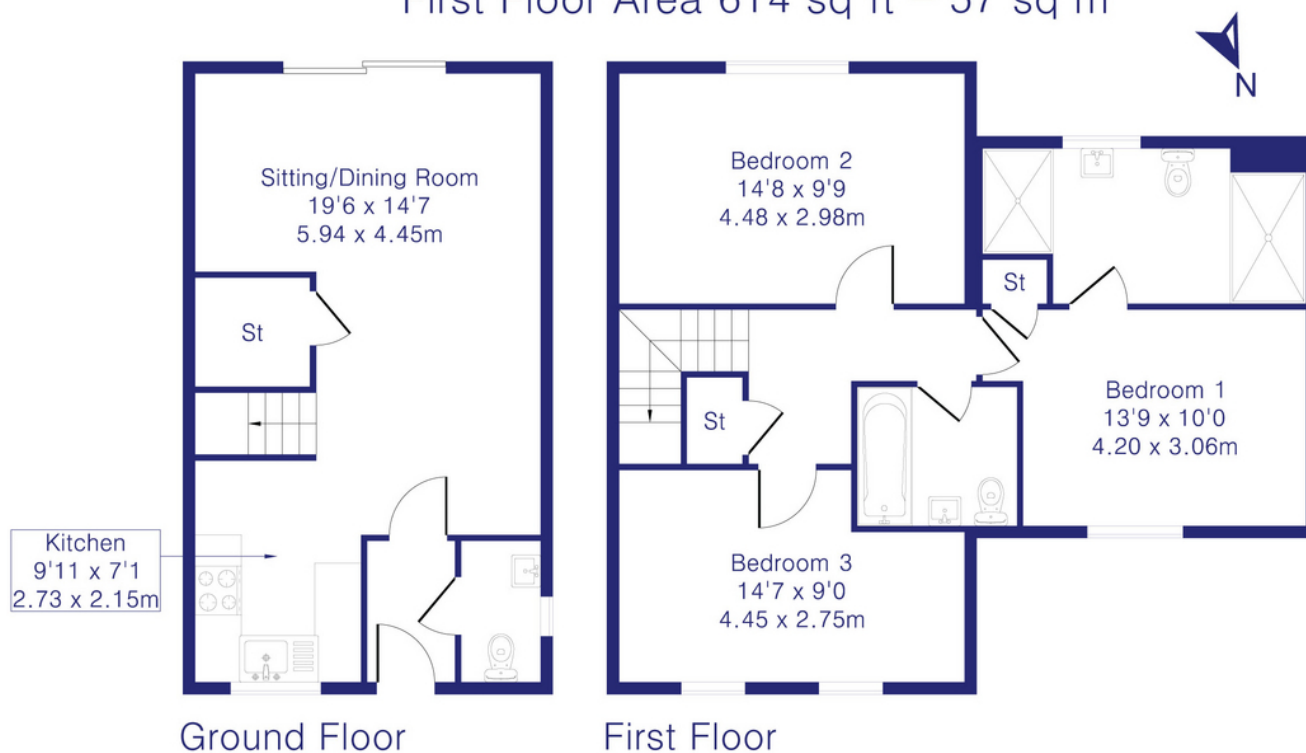
The Location

Quietly situated in an attractive square within the highly desirable Heyford Park area. Heyford Park is an exciting expanding new community, surrounded by glorious countryside. Local amenities include; schools for all ages, a gymnasium, a local Sainsburys, hotel and restaurant, plus lots of communal open space. The nearby market town of Bicester provides for all everyday needs as well as having railway stations providing services to Oxford, Birmingham and London. Junctions 9 and 10 of the M40 are easily accessible.

Approximate Gross Internal Area 994 sq ft - 92 sq m

Ground Floor Area 380 sq ft – 35 sq m

First Floor Area 614 sq ft – 57 sq m



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