



5 Teale Close, Bicester, OX25 1QJ

Guide Price £375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An excellent three bedroom end of terrace house, with exceptional ground floor accommodation including a generous office/playroom. This attractively presented property also offers an unusually large south west facing rear garden. On the ground floor there is; an entrance hall, a large living room overlooking the rear garden, a well designed kitchen and the office/playroom. All three bedrooms are good sizes and the bathroom has been refitted. To the front there is garden and parking.

MATERIAL INFORMATION

A traditionally constructed three bedroom, semi-detached house. Mains; electricity, gas, water and drainage are connected.

Broadband - according to Ofcom - standard and super fast broadband are available.

Predicted Mobile phone availability - according to Ofcom - indoors EE and 02 have limited availability for voice. Other suppliers have none. Indoors for data EE has limited availability other suppliers have none. Outdoors all suppliers are likely to have availability for both voice and data.

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





Key Features

- Excellent three bedroom end terrace house
- Exception ground floor accommodation
- Three proper bedrooms
- Unusually large south west facing rear garden
- Large living room backing on to open garden
- Super office/playroom
- Refitted bathroom
- Village with shop and pub
- Highly recommended
- See our website for up-to-date material information.

The Location

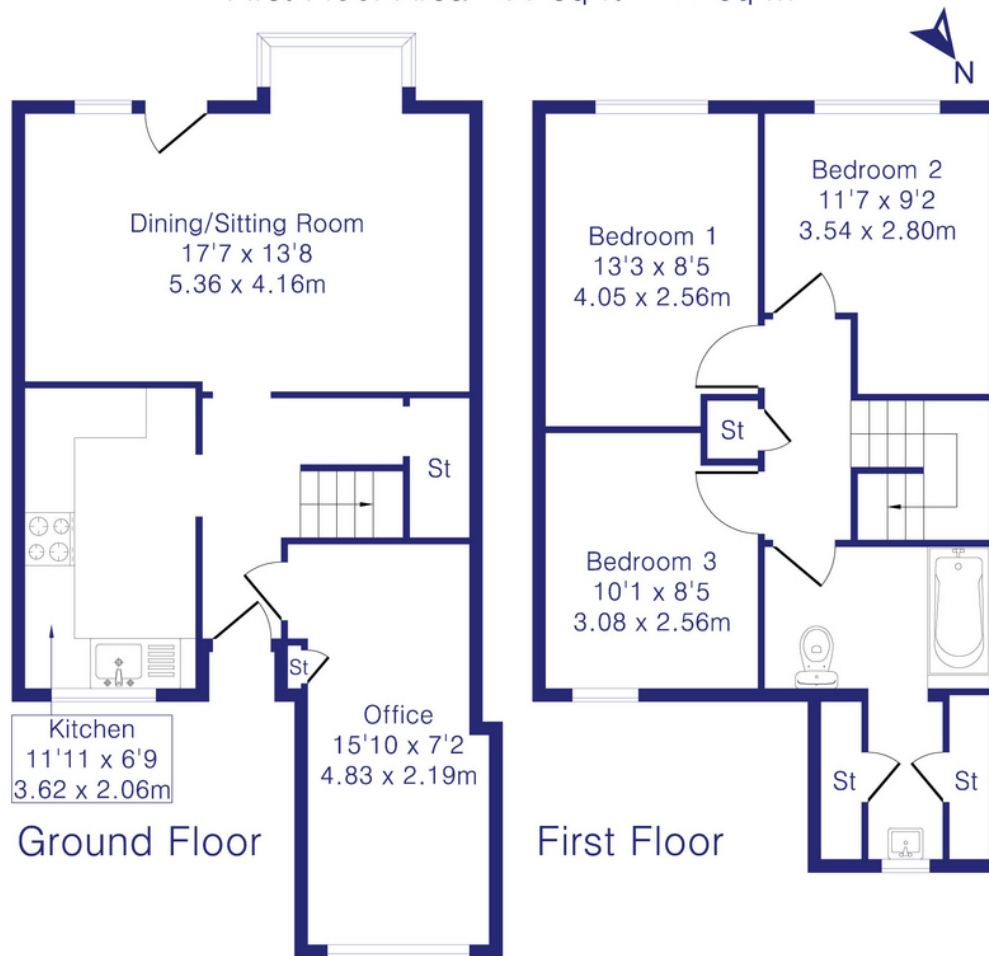
Located in a small and pleasant close near to the centre of this popular village. Arcott offers a public house, an active village hall and recreational areas. The nearby village of Ambrosden has a primary school and Bicester (4 miles) provides for all everyday needs. Bicester also has railway stations with services between them to Oxford, Birmingham and London. The motorway network is easily accessible via Junctions 9 and 10 of the M40.



Approximate Gross Internal Area 915 sq ft - 85 sq m

Ground Floor Area 479 sq ft – 44 sq m

First Floor Area 436 sq ft – 41 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