



1 Priory Close, Bicester, OX26 6BJ

Guide Price £475,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A rarely available spacious three bedroom semi detached home, with a large mature garden. Ideally located on a private road in central Bicester a short distance from the town centre, Bicester Village and the rail station.

Enter into the hall where the stairs lead to the first floor. The sitting room is off the hallway and leads into a conservatory. There is a study/dining, the kitchen/dining room is fitted and beyond that is a utility/store room. Upstairs the dual aspect principal bedroom has fitted storage, there are two further bedrooms and a family bathroom. Outside the front garden is laid to lawn with parking and the mature rear garden has patios ideal for alfresco dining, lawn and flower beds. The garage is situated in an adjacent block.

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

The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard and Superfast broadband are available (checker.ofcom.org.uk). Mobile – According to Ofcom there is likely mobile voice coverage indoors for Three & O2 and limited for EE & Vodafone and likely data coverage indoors for Three with limited for EE, O2 & Vodafone and likely mobile 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. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





Key Features

- Three Bedrooms
- Sitting Room
- Conservatory
- Kitchen Dining Room
- Study/Dining Room
- Gas Central Heating to Radiators
- Utility Rooms
- Parking and Garage in Adjacent Block
- Private Road
- See our website for up-to-date material information.

The Location

Local Shops 0.2m
 Bicester Market Square 0.2m
 Bicester Village 0.4m
 Bicester North Station (London Marylebone from approx. 50 mins) 0.9m
 Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 0.3m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 0.4m
 All times and distances are approximate.

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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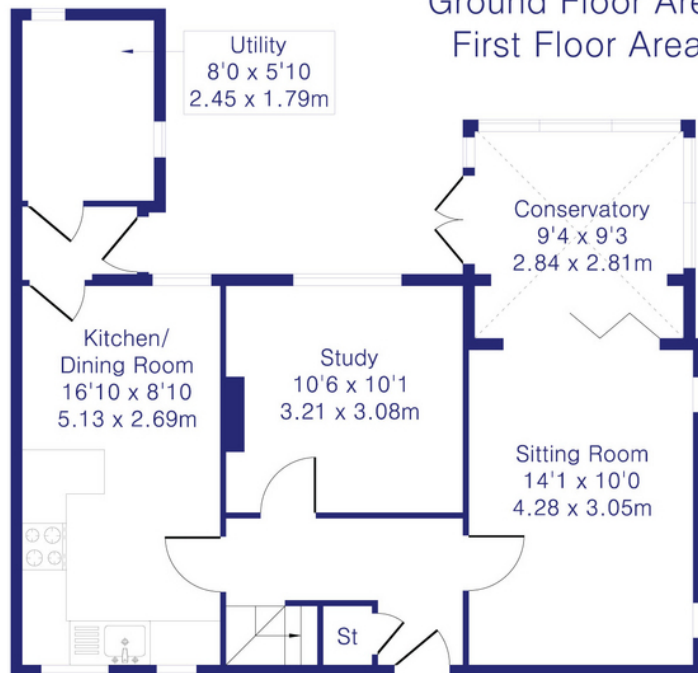
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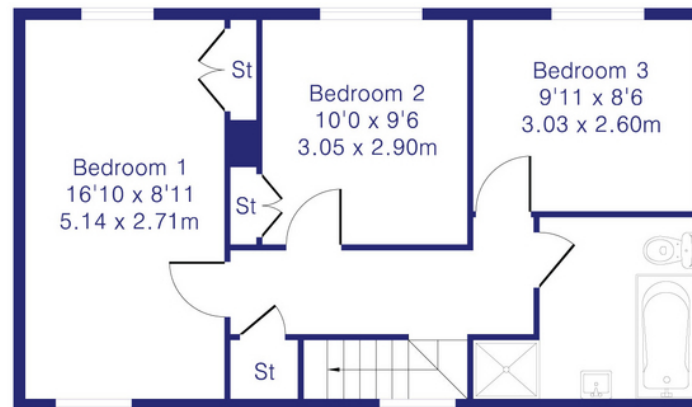
Approximate Gross Internal Area 1141 sq ft - 106 sq m

Ground Floor Area 635 sq ft – 59 sq m

First Floor Area 506 sq ft – 47 sq m



Ground Floor



First Floor