



18 Maud Close, Bicester, OX26 2DJ

Guide Price £400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A three bedroom detached bungalow in need of some updating with attached garage, it is perfect to make your own. The property is located at the end of a quiet close, with a short walk to the local shops.

An enclosed porch leads into a hallway with a cloakroom and a good sized sitting room. The kitchen has wall and base units, a shelved cupboard and door out to the covered link between the property and garage. The inner hall leads to two double and a single bedroom and a shower room. Outside the front garden is laid to lawn and flanked by a driveway. To the front of the garage there is parking for one car. There is an additional area of lawn behind the garage and the rear garden has a patio, lawn and flower beds

The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile – According to Ofcom there is likely mobile voice coverage indoors for EE and limited for O2, Three, & Vodafone and limited data coverage indoors EE, Three, 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. Artex is present and if pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed. The property is located in a quiet no through road with easy access to a parade of local shops. Bicester provides for all your everyday needs including; shops, bars, restaurants, nurseries, primary and secondary schools, doctors, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting and recreational possibilities.

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



Key Features

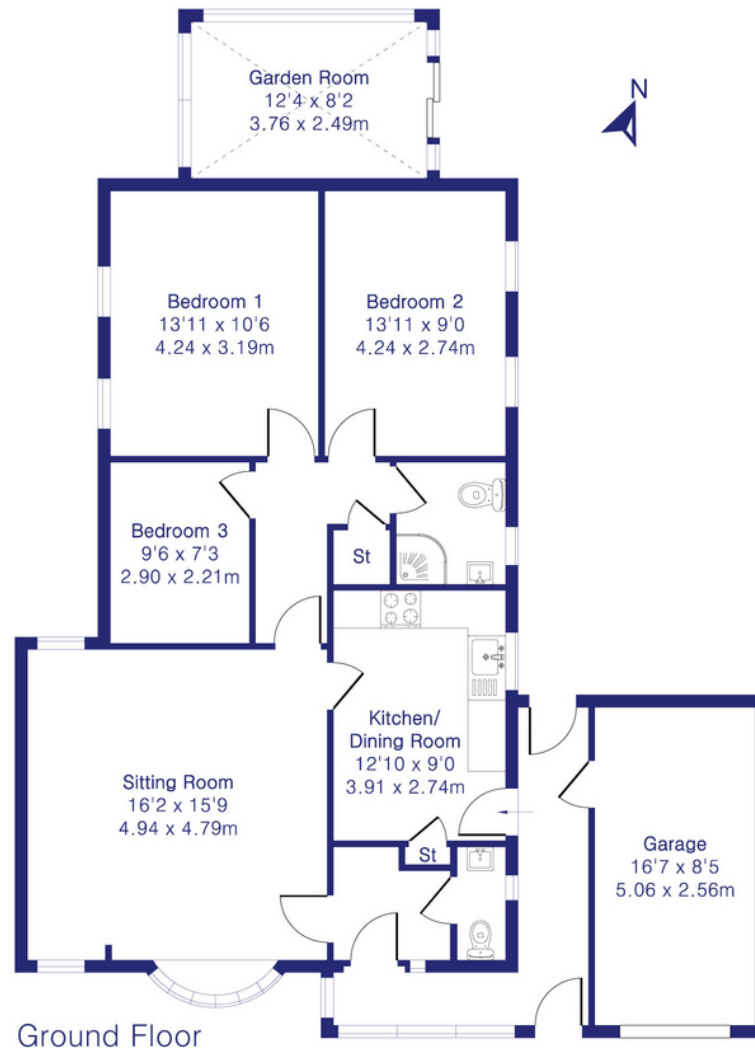
- Three Bedrooms
- Sitting Room
- Kitchen Dining Room
- Shower and Cloakroom
- Gas Fired Central Heating to Radiators.
- Gardens on Three Sides
- Quiet End of Close Location
- Close to Shops
- In Need of Some Updating
- See our website for up-to-date material information.

The Location

Local Shops 0.2m
 Bicester Market Square 1.1m
 Bicester Village 1.2m
 Bicester North Station (London Marylebone from approx. 50 mins) 0.9m
 Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 1.5m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.0m



Approximate Gross Internal Area 1265 sq ft - 118 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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