



Glen Close, Bicester, OX27 9BY

Guide Price £390,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A substantial four bedroom house, located in this highly desirable village. With extensive accommodation, open views to the front and a generous garden to the rear. This attractive traditionally built home offers; entrance lobby, a hallway, large light sitting room, kitchen/dining room and utility room on the ground floor. The upper two floors provide four bedrooms as well as a bathroom and separate shower. To the front there is parking, whilst to the rear there is a pretty and generous garden.

### AGENTS NOTES

A four bedroom terrace house with traditional constructions. Mains; electricity, water and drainage are connected. Oil fired central heating to radiators. Broadband - according to Ofcom - standard and super fast broadband are available, Ultrafast is not. Mobile phone availability - according to Ofcom - for indoor voice coverage both EE and 02 are likely to provide this. Three and Vodafone are likely to have voice availability. Indoors for data all service providers have limited availability. Outdoors all service providers are likely to have availability for both voice and data. Local Authority - Cherwell District Council - C. EPC - currently awaited.







## Key Features

- Substantial four bedroom terraced house
- Accommodation over three floors
- Large light living room
- Particularly generous rear garden
- Spacious kitchen dining room
- Oil fired central heating
- Parking to front
- Located in highly desirable village
- Easily accessible to Bicester and motorwork network.
- See our website for up-to-date material information.

## The Location

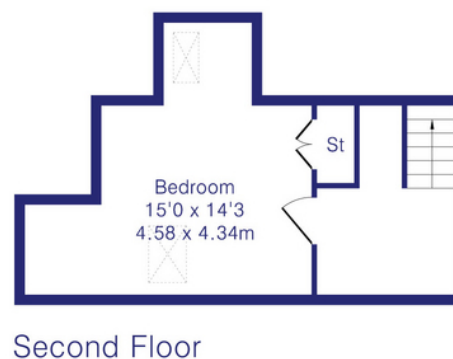
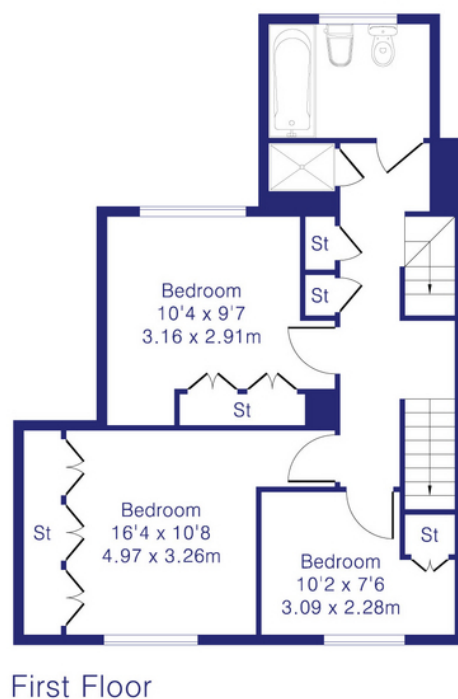
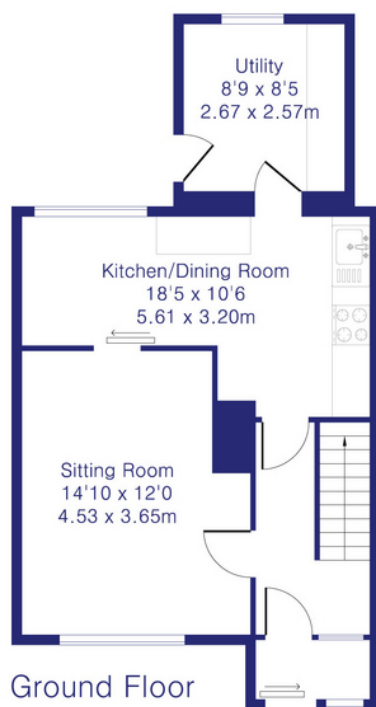
Enjoying a super position within the highly desirable village of Stratton Audley overlooking fields to the front. Stratton Audley is a pretty village with a good local community and is also within three miles of Bicester Town Centre. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 are easily accessible, the towns two mainline railway stations between them provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town provides for all everyday needs as well as offering extensive recreational and employment opportunities.

## Approximate Gross Internal Area 1258 sq ft - 117 sq m

Ground Floor Area 504 sq ft – 47 sq m

First Floor Area 530 sq ft – 49 sq m

Second Floor Area 224 sq ft – 21 sq m



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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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