



7 Chestnut End, BICESTER, OX26 3XP

Guide Price £400,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A particularly well designed three bedroom detached house, set in an attractive small close, within the highly popular Southwold area. This excellent detached house would benefit from updating. It offers well thought out accommodation; with a sitting room having feature fire place, a separate dining room with patio doors to the rear garden and a kitchen with extensive working surfaces/storage. Additionally on the ground floor; there is a cloakroom, entrance vestibule and a part integral garage. All three bedrooms are well proportioned with an ensuite to the master bedroom. As well as a garden to the front there is driveway parking, whilst to the rear there is a well proportioned and private garden with an extensive block paviour patio. Viewing highly recommended.

### MATERIAL INFORMATION

A three bedroom detached house, probably constructed in the early 1990's. Mains electricity, gas, water and drainage are connected. The heating system is not currently working, we are informed that a new boiler is required.

Broadband - according to Ofcom - all broadband speeds up to and including ultra-fast are available.

Predicted mobile phone availability - according to Ofcom - indoors all service providers are predicted to have limited availability with the exception of O2 for voice, where availability is likely. Outdoors all service providers are likely to have availability for both voice and data.

Artex is present and is likely to be pre-1999, therefore it may contain low levels of Asbestos which is considered safe if left undisturbed.

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







## Key Features

- Well designed three bedroom detached house
- Would benefit from updating
- End of chain
- Quiet end of close position
- Two separate reception rooms
- Ground floor cloakroom
- Ensuite to master bedroom
- Driveway and garage
- Highly popular Southwold location
- Viewing highly recommended

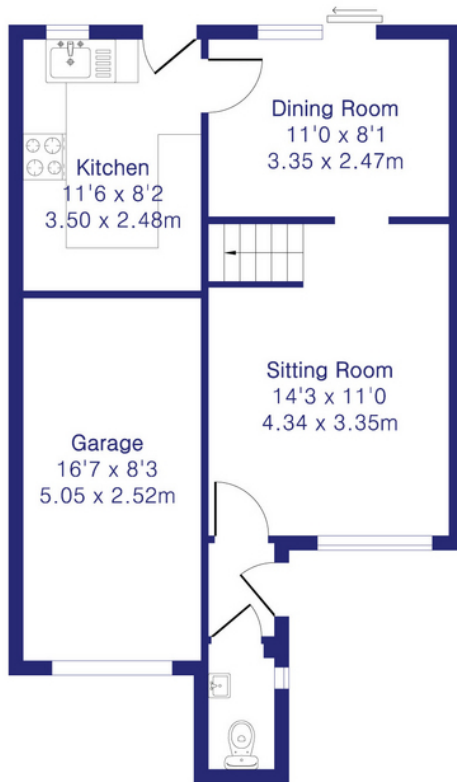
## The Location

Very pleasantly located towards the end of a small close within this mature and desirable development. Southwold has a central parade of shops, pre-school opportunities and a primary school. 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 town's two mainline railway stations, between them, provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town caters for all everyday needs as well as offering extensive recreational and employment opportunities.

**Approximate Gross Internal Area 963 sq ft - 89 sq m**

Ground Floor Area 522 sq ft – 48 sq m

First Floor Area 441 sq ft – 41 sq m



Ground Floor



First Floor

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](mailto:bicester@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

THOMAS  
MERRIFIELD  
SALES LETTINGS