



2 Church Close, Weston-On-The-Green, OX25 3QT

Guide Price £425,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A beautifully presented three bedroom semi-detached house, with an excellent corner plot, situated in the highly desirable village of Weston-on-the-Green. This property has been thoughtfully improved over the years and offers spacious accommodation with the kitchen and bathroom being of particular note. There is a generous entrance hall, leading to a large living/dining room which has a feature fireplace as well as windows and double doors to the rear garden. The kitchen has a number of fitted appliances, there is a side extension with cloakroom, utility and storage. There are three bedrooms two of which are good doubles and there is also an attractive bathroom. Parking, front garden, side garden and well proportioned rear garden.

### AGENTS NOTES

A three bedroom semi detached house originally of non-standard construction, but with the benefit of a PRC certificate, rendering the house as mortgageable and compliant. Mains water, drainage and electricity are connected. Oil fired central heating to radiators. Broadband - according to Ofcom - all broadband speeds up to and including Ultrafast are available.

Predicted mobile phone coverage - according to Ofcom - indoors EE and O2 have limited availability for voice. Indoors for data - EE has limited availability for data and other service providers do not have availability for voice or data. Outdoors - all service providers are likely to have availability for both voice and data.

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.

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



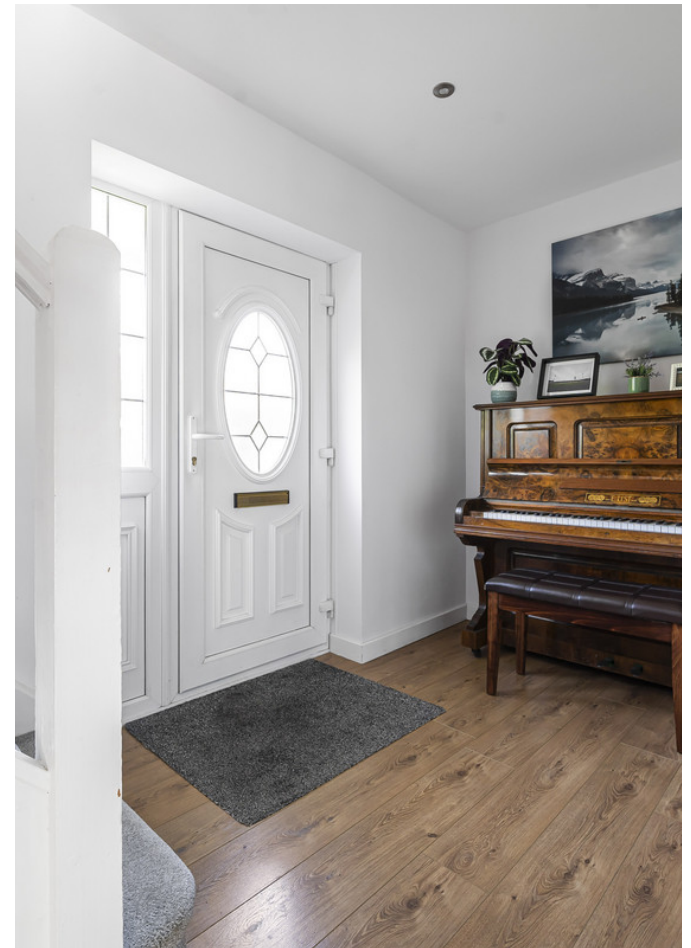


## Key Features

- A beautifully presented three bedroom semi detached house
- Large corner plot.
- Thoughtfully updated
- Large living room overlooking rear garden
- Two double and one single bedrooms
- Downstairs cloakroom
- Utility Room
- Parking and garage
- See our website for up-to-date material information.

## The Location

Situated in a small close within this highly desirable village. Weston on the Green has a good local community with a shop, post office, ice cream parlour/restaurant, hotel and two public houses. The village is well placed for access to the A34, the M40 and lies just over ten miles away from the City of Oxford. Nearby Bicester provides for all everyday needs as well as being home to the world famous retail outlet.



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.

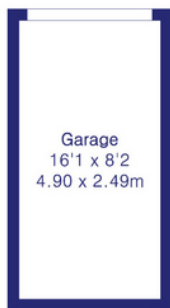
The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Approximate Gross Internal Area 1266 sq ft - 117 sq m**

Ground Floor Area 659 sq ft – 61 sq m

First Floor Area 476 sq ft – 44 sq m

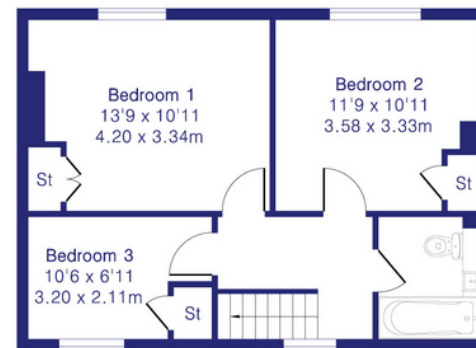
Garage Area 131 sq ft – 12 sq m



Garage



Ground Floor



First Floor

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