



21 Wellington Road, Upper Heyford, OX25 5AL

Guide Price £540,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious four or five bedroom, double fronted town house with a garage and flexible accommodation over three floors. Ideally located overlooking the green and close to the shops and amenities.

On the ground floor there is; a study, cloakroom with a store cupboard and an open plan sitting/dining room. The fitted kitchen has a bay window and seat to the side with bi-fold doors opening up to the garden. On the first floor there is a double and a single bedroom, family bathroom and a super dual aspect sitting room or fifth bedroom. The top floor has the principal bedroom with a fitted wardrobe and en suite and a further bedroom. Outside the front garden is lawn with shrubs flanked by a driveway that allows parking for two cars that leads to the single garage. The rear garden is laid to lawn with a patio and flower and shrub beds.

The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile – According to Ofcom there is likely mobile voice and data coverage indoors for EE, with none for Three, O2 & Vodafone and likely mobile voice coverage outdoors for EE, Three, O2 & Vodafone with likely data coverage for EE, O2 & Vodafone and limited for Three (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.

Bicester provides for all your everyday needs including; shops, bars, restaurants, nurseries, schools, doctors', dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting and recreational possibilities. Local Authority: Cherwell District Council - F. EPC - B.





Key Features

- Four Bedrooms
- Sitting Room or Additional Bedroom 5 Study
- Open Plan Sitting Dining and Kitchen
- Bathroom, En Suite and Cloakroom
- Private Garden
- Single Garage
- Two Parking Spaces
- Gas Central Heating to Radiators
- Service Charge £265 p/a
- See our website for up-to-date material information.

The Location

Local Shops 0.1m
 Bicester Market Square 5.8m
 Heyford Station (London Marylebone approx. 1hr 44 mins)
 2.6m
 Bicester North Station (London Marylebone from approx. 50 mins) 5.7m
 Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 5.9mm
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 5.7m
 All times and distances are approximate.



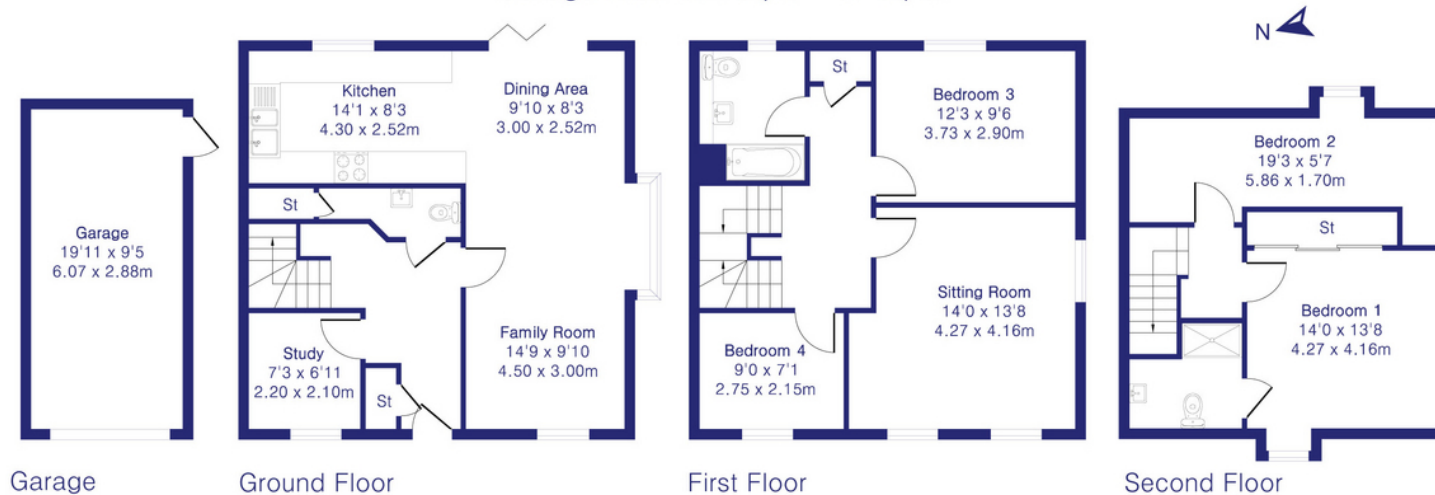
Approximate Gross Internal Area 1681 sq ft - 155 sq m

Ground Floor Area 562 sq ft – 52 sq m

First Floor Area 551 sq ft – 51 sq m

Second Floor Area 380 sq ft – 35 sq m

Garage Area 188 sq ft – 17 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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