



34 Hodgson Close, Fritwell, OX27 7QB

Guide Price £300,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A most attractive and significantly improved two bedroom end of terrace house in an enviable village location. Benefits include; a refitted kitchen, refitted bathroom and an ensuite to the main bedroom. The property is attractively presented and has well thought out accommodation with an entrance lobby, entrance hall and a hard roof conservatory. Outside, the property benefits from parking and a wider than average private rear garden.

MATERIAL INFORMATION

A two bed end of terrace property, believed to have been constructed in the late 1990's. Mains; electricity, water and drainage are connected. Heating LPG gas from central supply in Hodgson Close.

Broadband - Ofcom states that all broadband speeds up to and including Ultrafast are available. Predicted mobile phone availability - states that indoors all service providers have limited availability inside for both voice and data, with the exception of O2 who are likely to provide voice coverage. Outdoors all service providers are likely to provide coverage 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. We have noted the presence Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.

Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing. Local Authority: Cherwell District Council - C. EPC - E





Key Features

- Attractive two bed end of terrace
- Refitted kitchen
- Refitted bathroom
- Refitted ensuite
- Generous gardens
- Driveway parking
- Desirable village location
- See our website for up-to-date material information.

The Location

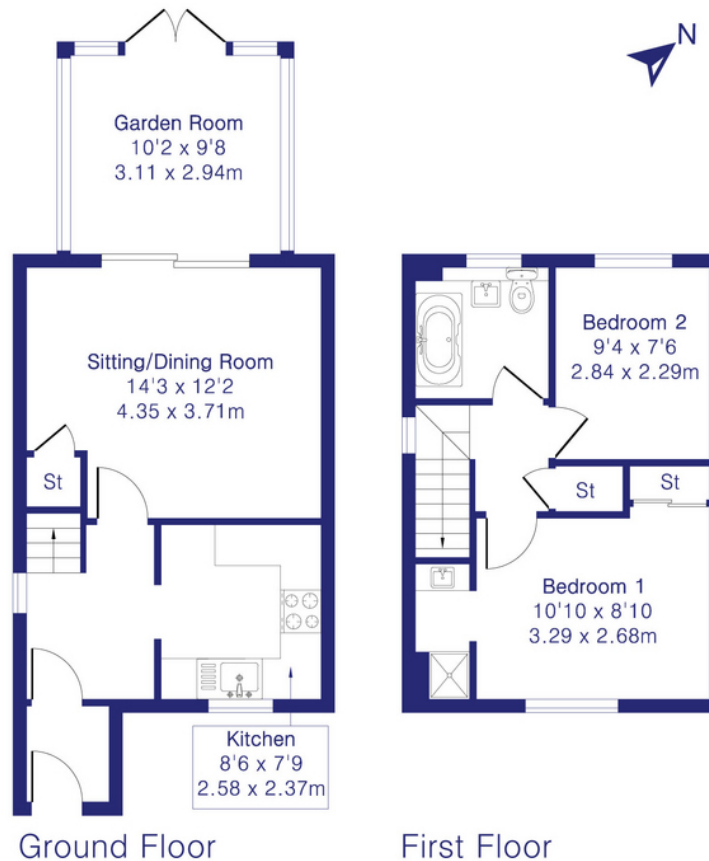
Located in an end of close position on the outskirts of the desirable village of Fritwell. Fritwell has an active local community, a local store and a well regarded primary school. The village provides easy access for Junction 10 of the M40. The nearby market town of Bicester provides for all everyday needs as well as having two mainline railway stations.



Approximate Gross Internal Area 725 sq ft - 67 sq m

Ground Floor Area 425 sq ft – 39 sq m

First Floor Area 300 sq ft – 28 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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