



12 Moor Pond Close, Bicester, OX26 6GB

Guide Price £279,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

This super, well presented two bedroom terraced home overlooks a green. The property has two parking spaces and an enclosed garden. Ideally located for access into the town centre.

From the entrance hall stairs rise to the first floor with the sitting room to your right and the kitchen at the rear. Upstairs there is a double principal bedroom with fitted cupboards and a good size single/small double second bedroom along with a family bathroom. Outside there are two parking spaces and the front garden is laid to lawn whilst the rear is laid to paving.

MATERIAL INFORMATION

The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile – According to Ofcom there is good mobile coverage outdoor and in home for EE and Vodafone and good outdoor with variable in door for 02 and 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 available upon request. 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.

Local Authority: Cherwell District Council - B ; EPC - B





Key Features

- Two Bedrooms
- Sitting room
- Fitted Kitchen
- Bathroom
- Two Parking Spaces
- Gardens
- Gas Central Heating to Radiators
- Overlooking a Green
- Close to the Town Centre

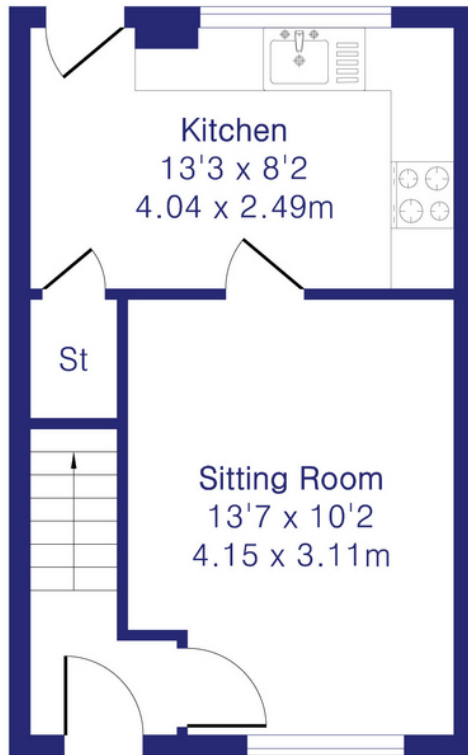
The Location

The property is located in a quiet no through road with easy access to local shops. The thriving market town of Bicester provides for all your everyday needs including wealth of shops amenities, bars, restaurants, nurseries, primary and secondary schools, doctors' surgeries, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting facilities clubs, associations, recreational and recruitment possibilities.

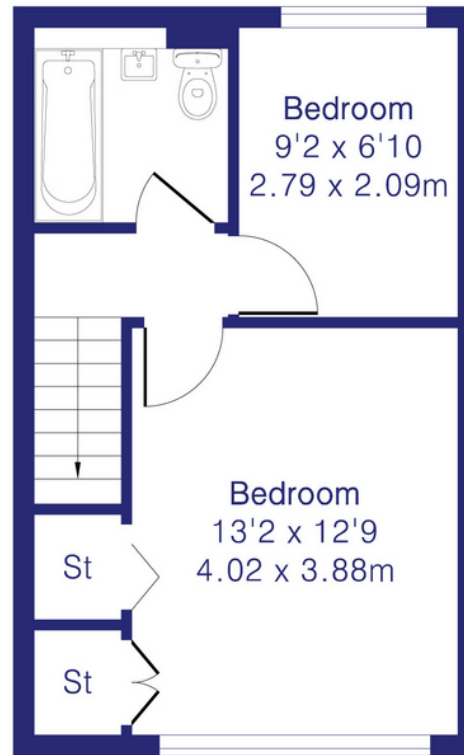
Approximate Gross Internal Area 586 sq ft - 54 sq m

Ground Floor Area 293 sq ft – 27 sq m

First Floor Area 293 sq ft – 27 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

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD

SALES LETTINGS