



7 Crockwell Close, Bicester, OX26 2HG

Guide Price £515,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A substantial four bedroom detached house, set in a centrally located and exclusive small close. Generous room sizes and large private rear garden. No onward chain. This attractive property has a traditional entrance hall (with cloakroom off and access to garage). A lovely large dual aspect sitting room with patio doors to the rear garden and a good size fitted kitchen. The first floor offers four proper bedrooms and a four piece refitted bathroom. There is a garden and parking to the front. To the rear there is a generous west facing private rear garden with a small brook. Viewing highly recommended.

MATERIAL INFORMATION

A traditionally constructed four bedroom detached house. Mains electricity, gas, water and drainage are connected. Heating; gas fired boiler to radiators. Broadband - Ofcom states all broadband speeds up to and ultrafast are available. Mobile phone availability - Ofcom States that all service providers are likely to have good availability both in home and outdoors. 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. Gov.uk states that there is very low risk of flooding at this property.

Local authority: Cherwell District Council - E. EPC. D





Key Features

- Substantial four bedroom detached house
- Exclusive town centre close
- Generous private west facing garden
- No onward chain
- Large dual aspect living room
- Generous kitchen
- Refitted bathroom with four piece suite
- Garage and parking
- Easy access to Bicester North Station
- See our website for up-to-date material information.

The Location

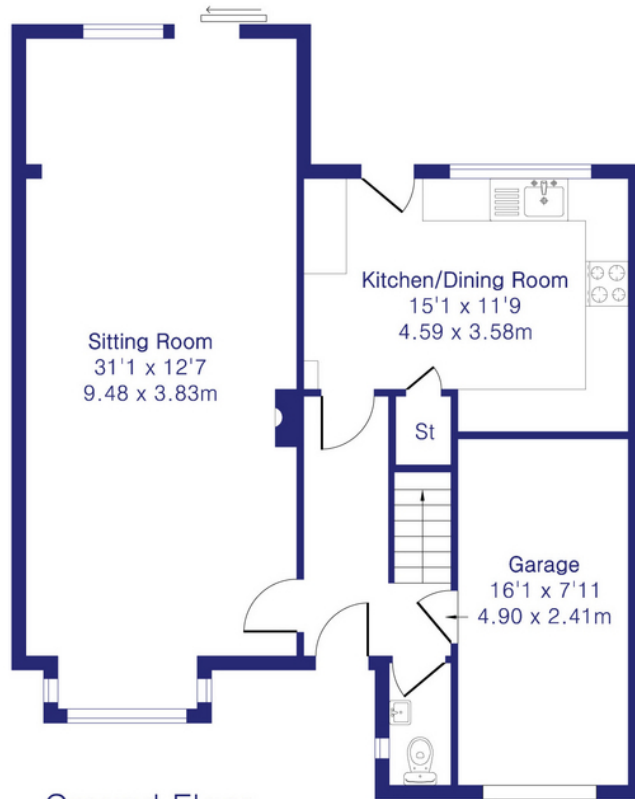
Set in an exclusive and small close within the heart of Bicester. All town centre amenities are within half a mile as is Bicester North Station. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 are easily accessible, the town's two 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.



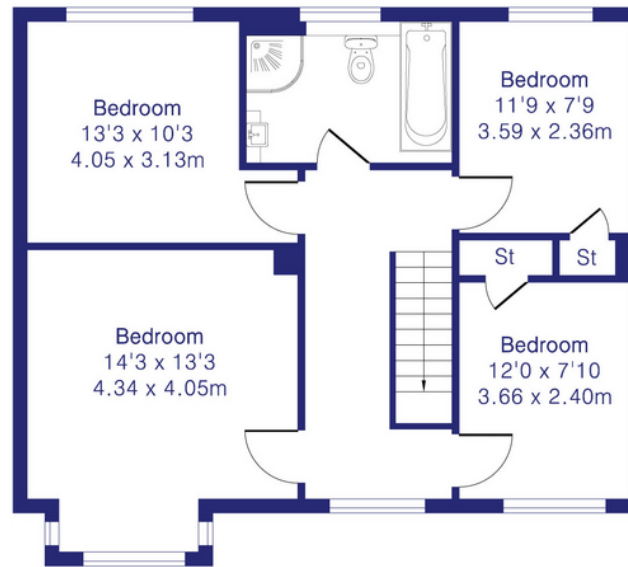
Approximate Gross Internal Area 1418 sq ft - 132 sq m (Including Garage)

Ground Floor Area 783 sq ft – 73 sq m

First Floor Area 635 sq ft – 59 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.

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