



56 Clifton Close, Bicester, OX26 6GQ

Guide Price £420,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An attractive and well presented modern three double bedroom end of terrace town house ideally located in a quiet close opposite a green and close to the town centre, shops, amenities and Bicester Village and station.

Off the hall are a cloakroom and stairs to the first floor along with a handy cupboard, to your right is a fitted kitchen and dining room with the sitting room at the rear with doors out to the garden. Upstairs are two double bedrooms and a bathroom on the first floor with the principal bedroom and en suite on the top floor. Outside the rear garden has a choice of patios and a lawn. The front has a flower bed and allocated parking space.

The property is connected to mains electricity, gas, 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 outdoor and in home coverage for EE & Three and good outdoor with variable in home coverage for O2 & Vodafone (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 Covenants, Easements, Boundaries, Restrictions & Rights are available upon request. EPC: B.





Key Features

- Three Double Bedrooms
- Sitting Room
- Kitchen Dining Room
- Bathroom, En Suite and Cloakroom
- Garden
- Allocated Parking Space
- Close to Town Centre
- Gas Central Heating to Radiators
- Management Charge £380 per annum.

The Location

Local Shops 0.1m
 Bicester Market Square 0.6m
 Bicester Village 0.9m
 Bicester North Station (London Marylebone from approx. 50 mins) 0.9m
 Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 0.7m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 0.8m
 All times and distances are approximate.

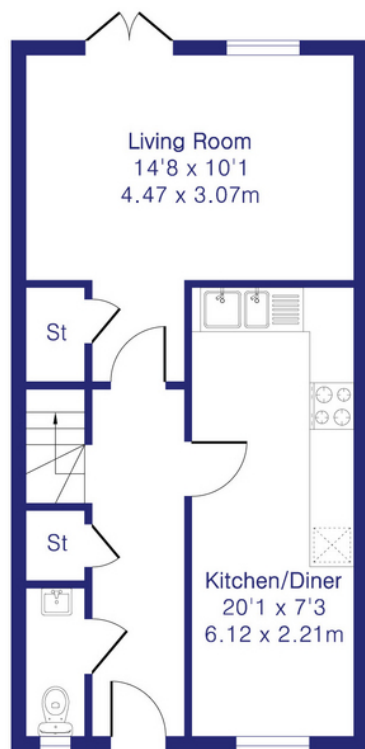


Approximate Gross Internal Area 1177 sq ft - 110 sq m

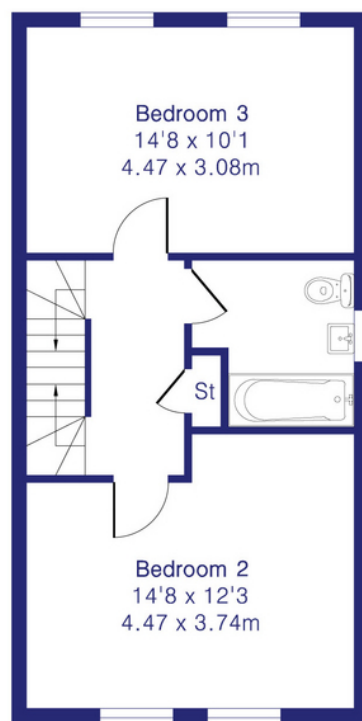
Ground Floor Area 447 sq ft – 42 sq m

First Floor Area 447 sq ft – 42 sq m

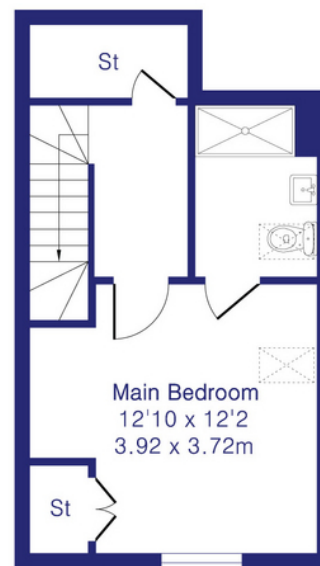
Second Floor Area 283 sq ft – 26 sq m



Ground Floor



First Floor



Second 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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