



18 Aspen Close, Bicester, OX26 3XQ
Guide Price £255,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An attractive two bedroom house in the highly desirable Southwold area. No onward chain. Spacious and adaptable accommodation over two floors includes; an entrance hall with a toilet and storage off and a well proportioned kitchen/breakfast room with a good range of units and space for a dining table. On the first floor there is a large light living room, both bedrooms and the bathroom. Outside to the rear there is a small courtyard garden and two parking spaces. Viewing advised.

MATERIAL INFORMATION

Terraced over the archway, two bedroom house, traditionally constructed. Mains water, drainage, electricity and gas are connected. Gas fired central heating to radiators. Broadband - according to Ofcom - all broadband speeds including Ultrafast are likely to be available. Predicted likely mobile phone availability - according to Ofcom - EE good outdoor and variable indoor. All other providers good outdoor. 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 of 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 - C.





Key Features

- Spacious two bedroom house
- Good Southwold location with local amenities
- No onward chain
- Ground floor toilet plus main bathroom upstairs
- Kitchen with room for dining table
- Large living room
- Two bedrooms
- Small courtyard
- Parking for at least two vehicles
- Viewing highly recommended

The Location

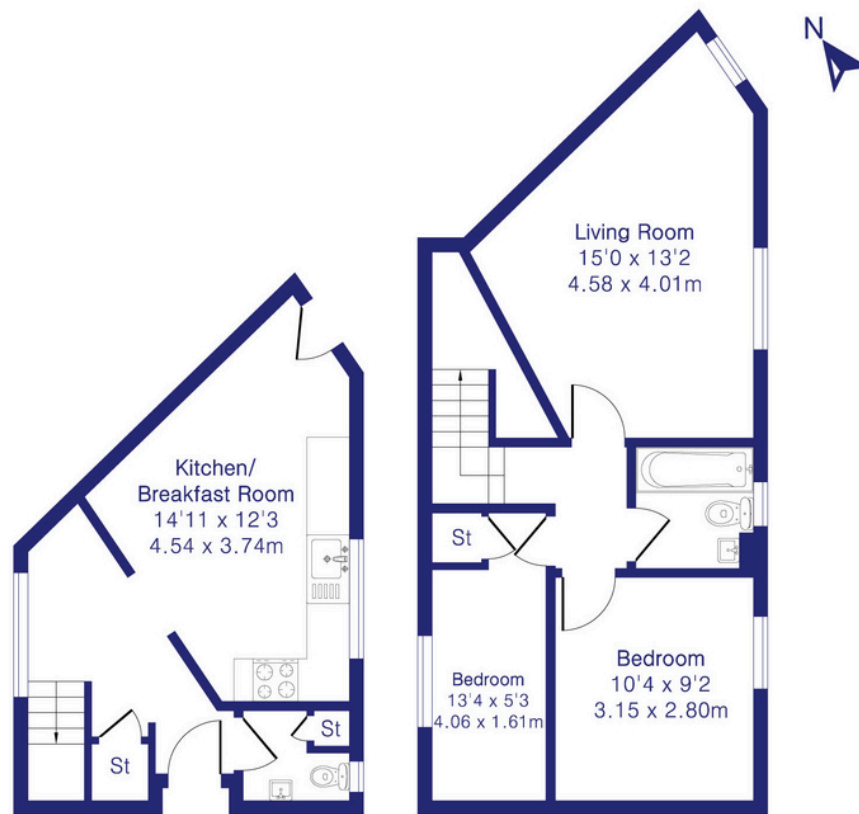
Pleasantly situated in a small close within the highly popular Southwold area of Bicester. Southwold has a central park, primary school and nursery school, as well as a parade of shops. Bicester North Railway Station is particularly accessible. Bicester is a thriving, historic market town with exceptional 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 720 sq ft - 67 sq m

Ground Floor Area 266 sq ft – 25 sq m

First Floor Area 454 sq ft – 42 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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