



Fair Close, Bicester, OX26 4YW

Guide Price £325,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A three bedroom terraced house with a conservatory, garage and parking. Situated and accessed off a quiet pedestrian footpath, overlooking a green open space and ideally located close to the local shops, school and amenities

On entering the hall the stairs rise to the first floor. The kitchen is fitted and the sitting room has French doors into the conservatory which leads out to the garden. Upstairs there are three bedrooms and a modern bathroom. The front garden is gravelled and rear garden has a patio, lawn and flower beds with rear access to the single garage and parking space accessed over a communal parking area.

Bicester provides for all your everyday needs including; shops, restaurants, nurseries, schools, doctors, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting, recreational and recruitment possibilities.

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 limited mobile voice and data coverage indoors and Likely mobile voice and data coverage outdoors for EE, Three, 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 Easements, Boundaries, Restrictions & Rights are awaited. Artex is present and if pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed. Local Authority: Cherwell District Council - C. EPC - C.





Key Features

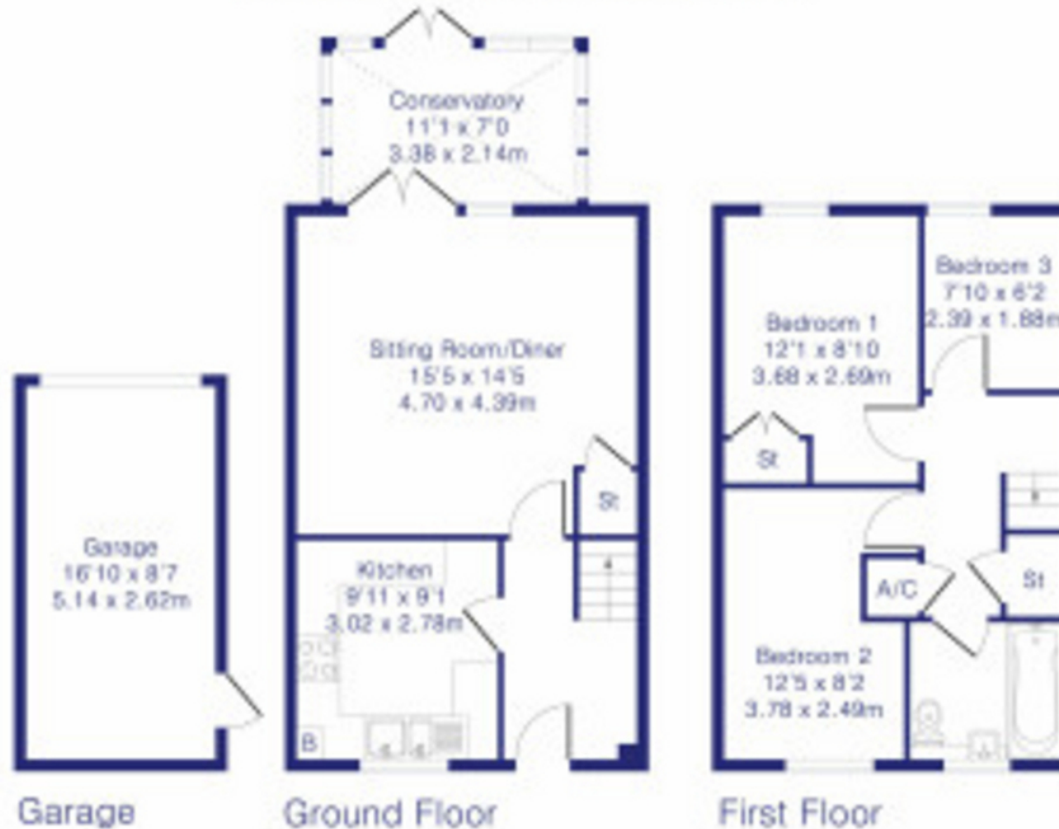
- Three Bedrooms
- Sitting room
- Conservatory
- Garden
- Garage and a Parking Space
- Gas central Heating to Radiators
- Quiet Situation Overlooking a Green Open Space
- Close to Shops and School
- See our website for up-to-date material information.

The Location

Local Shops 0.2m
Bicester Market Square 1.1m
Bicester Village 1.5m
Bicester North Station (London Marylebone from approx. 50 mins) 0.6m
Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 1.4m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.0m
All times and distances are approximate.



Approximate Gross Internal Area 973 sq ft – 90 sq m
Ground Floor Area 453 sq ft – 42 sq m
First Floor Area 375 sq ft – 35 sq m
Garage Area 145 sq ft – 13 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.

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