



4 Queens Court, Bicester, OX26 6JX

Guide Price £500,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An attractively presented and well maintained four bedroom detached house, situated in a small and quiet close. Super position just off the town centre. This mature and thoughtfully designed house offers spacious sitting room and separate dining room, a refitted kitchen, a separate utility room and an integral garage. There are four bedrooms on the first floor and an ensuite to the main bedroom. The front garden is laid to lawn with driveway giving access to the integral garage. The rear garden is well proportioned and attractively set out.

MATERIAL INFORMATION

Traditionally constructed four bedroom detached house, probably built around 30 years ago. Mains; gas, electricity, water and drainage are connected. Gas fired central heating to radiators. Broadband - Ofcom indicates that all broadband speeds up to and including Ultrafast are available. Mobile phone coverage - Ofcom indicates that coverage is likely to be good indoor and in home for Vodafone, Three and 02, EE is likely to be good outdoor and variable in home. 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.

Local Authority - Cherwell District Council - E. EPC - D.





Key Features

- Attractively presented four bed detached
- Situated in a quiet, yet central close.
- Refitted kitchen/breakfast room
- Two separate reception rooms
- Utility room and ground floor cloakroom
- Ensuite to master bedroom
- Integral garage and parking
- Attractive gardens
- See our website for up-to-date material information.

The Location

Set in a small and attractive close just off of the town centre, within easy reach of all amenities. This is a historic market town with exceptional road and rail links. 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.

Thomas Merrifield and their clients give notice that:

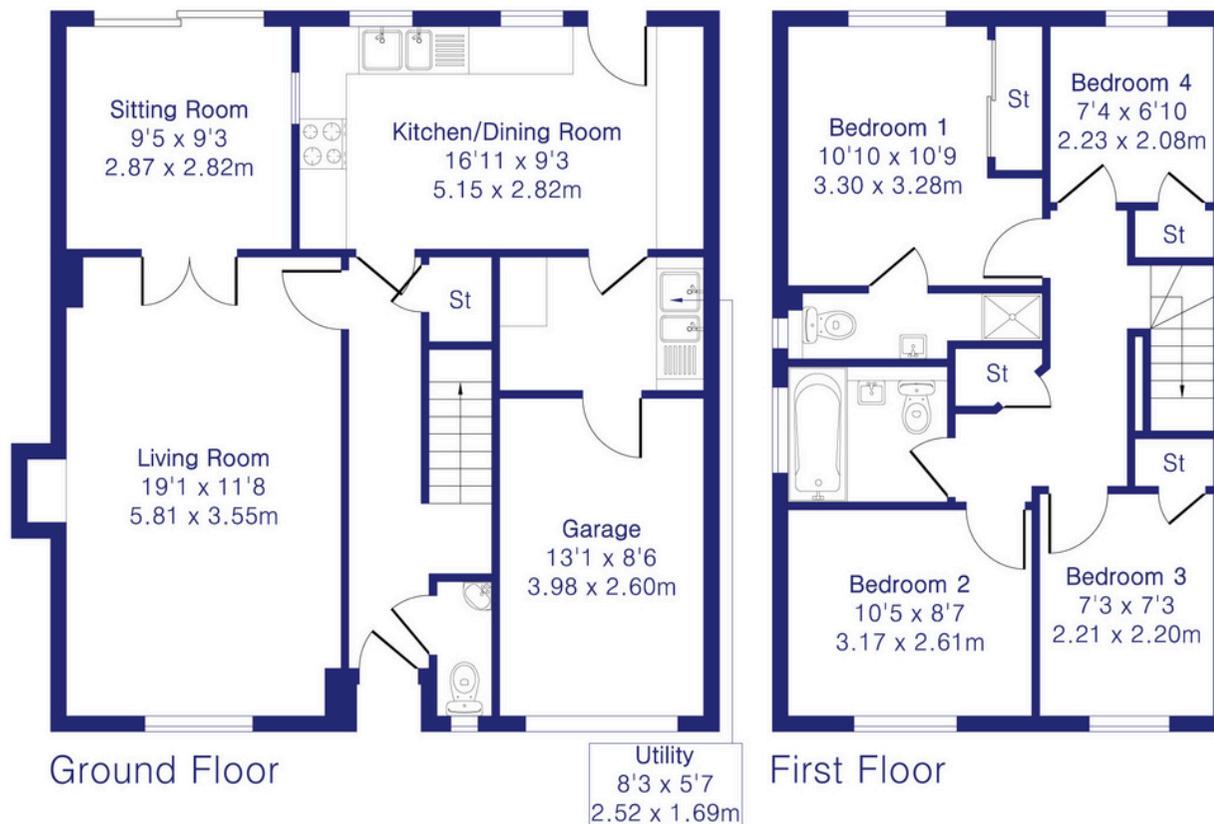
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.

Approximate Gross Internal Area 1268 sq ft - 118 sq m (Including Garage)

Ground Floor Area 759 sq ft – 71 sq m

First Floor Area 509 sq ft – 47 sq m



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