



63 Clifton Close, Bicester, OX26 6GQ

Guide Price £475,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented four bedroom semi detached town house, ideally located towards the far end of a small modern development in the town centre. There is good access to the shops, amenities, stations and Bicester Village.

Off the entrance hall there is a cloakroom and the fitted kitchen/dining room, the sitting room with French doors out to the garden. On the first floor there are two double and a single bedroom with air conditioning and the family bathroom. The principal bedroom suite is on the second floor with en-suite shower room. Outside there is a flower bed and lawn to the front and at the rear is a low maintenance garden with paved and decked patios and an outdoor kitchen.

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 mobile coverage indoors and outdoors for EE & Three with variable indoors and good outdoors 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 Easements, Boundaries, Restrictions & Rights are available upon request.

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





Key Features

- Four Bedrooms
- Sitting Room
- Kitchen Dining Room
- Bathroom, En Suite and Cloakroom
- Two Parking Spaces
- Maintenance Charge - £380 approximately pa.
- Private Low Maintenance Garden
- Small Modern Town Centre Development
- Close to Town Centre, Shops, Rail Stations and Bicester Village
- Communal Green and Childrens Play Area

The Location

Local Shops 0.1m
Bicester Market Square 0.6m
Bicester Village 0.9m
Bicester North Station (London Marylebone from approx. 50 mins) 1.0m
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.

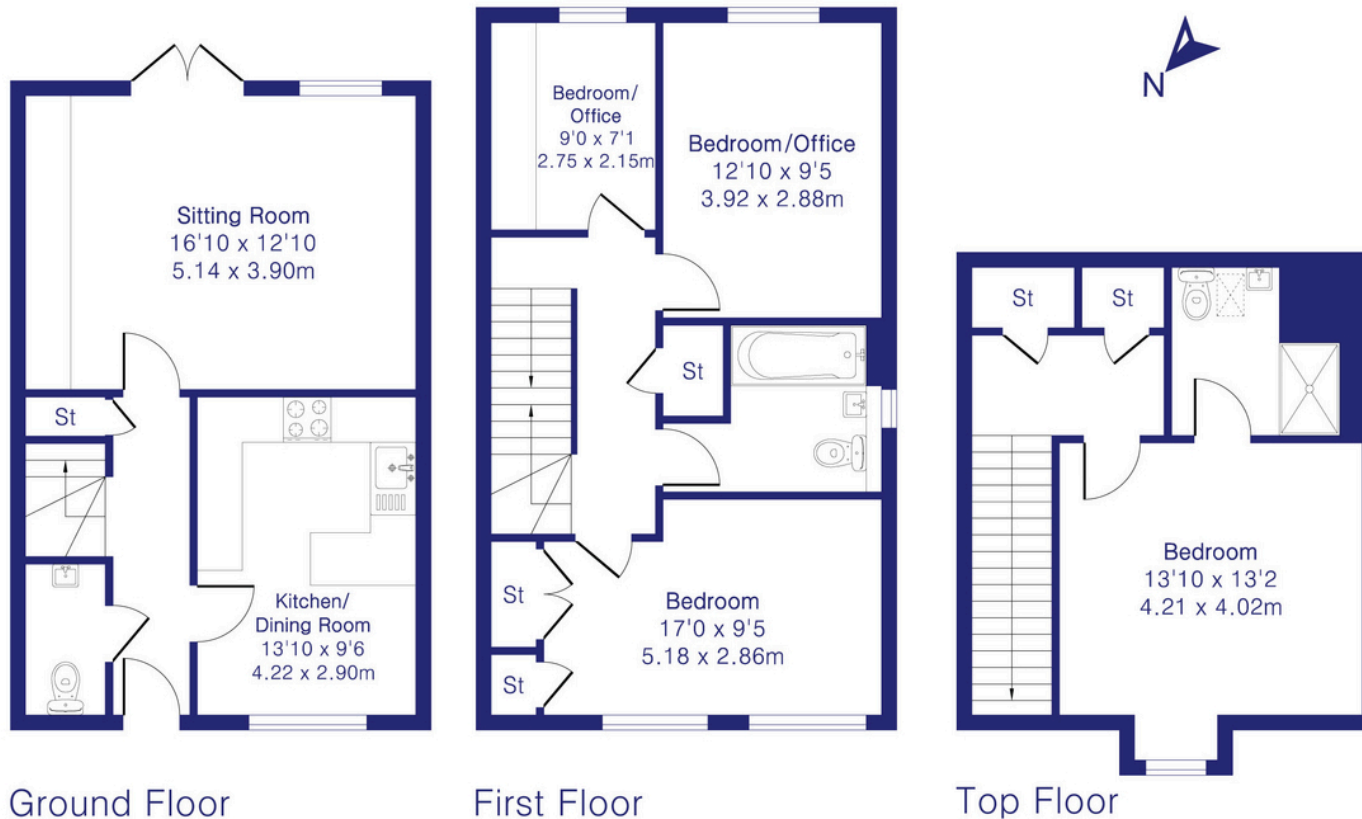
Local Authority: Cherwell District Council - D, EPC - B

Approximate Gross Internal Area 1308 sq ft - 122 sq m

Ground Floor Area 458 sq ft – 43 sq m

First Floor Area 512 sq ft – 48 sq m

Top Floor Area 338 sq ft – 31 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

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