



53 Fair Close, Bicester, OX26 4YN

Guide Price £375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS

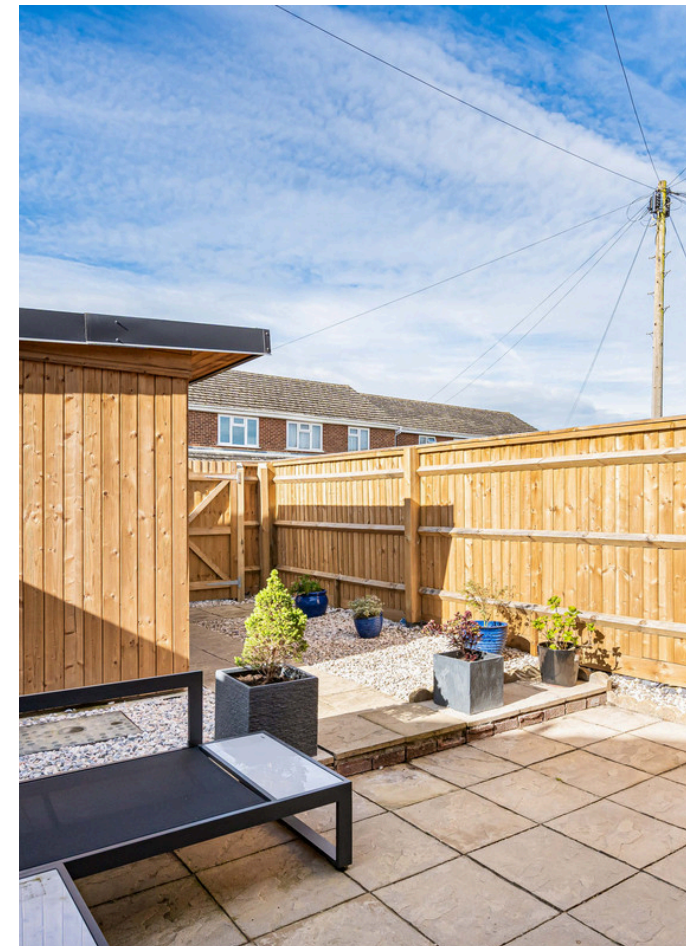


The Property

Set in a quiet close, this well presented three bedroom end of terrace home has a detached home office and garage. Off the hall is the sitting room which is open plan into the kitchen/dining room. Upstairs there are two double bedrooms and a single bedroom along with a family bathroom. The front is block paved with parking for two cars. The rear is low maintenance with a paved patio, gravel beds, a detached home office and a rear gate to the single garage in an adjacent block and additional parking for one car.

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 phones – according to Ofcom there is good outdoor and in home coverage for EE, good outdoor and variable in home coverage for Vodaphone and good outdoor for O2 & Three (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. 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. Local Authority: Cherwell District Council - C. EPC - B





Key Features

- Three Bedrooms
- Open Plan Sitting, Dining and Kitchen
- Bathroom
- Single Garage in Adjacent Block
- Parking for three cars (two on the front and one at the rear)
- Quiet Location
- Low Maintenance Garden
- Detached Home Office
- Gas Central Heating to Radiators
- Well Presented

The Location

Local Shops 0.4m
The Cooper School 0.4m
Bicester Market Square 1.2m
Bicester Village 1.4m
Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 1.5m
Bicester North Station (London Marylebone from approx. 50 mins) 0.7m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.1m
All times and distances are approximate.

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.

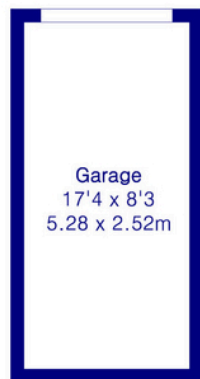
**Approximate Gross Internal Area 922 sq ft - 86 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 470 sq ft – 44 sq m

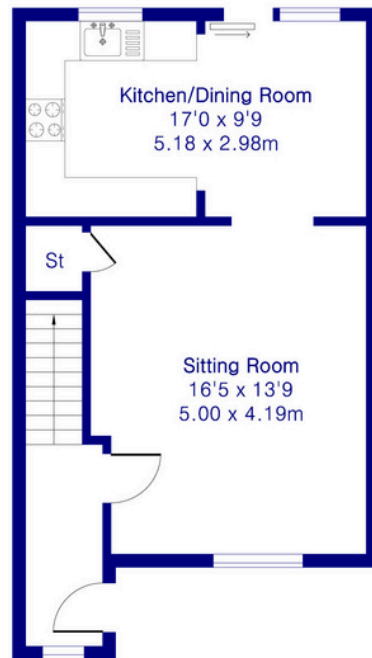
First Floor Area 452 sq ft – 42 sq m

Garage Area 143 sq ft – 13 sq m

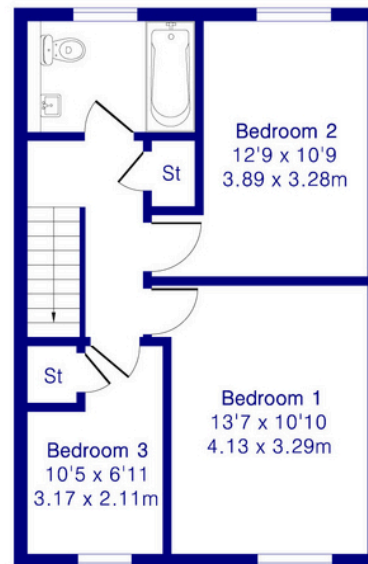
Outbuilding Area 70 sq ft – 7 sq m



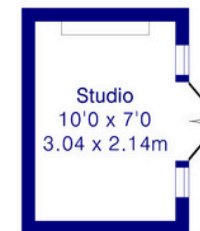
Garage



Ground Floor



First Floor



Outbuilding

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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