



11 Severn Close, Bicester, OX26 2NN

Guide Price £525,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A particularly spacious four bedroom detached house, set in a lovely small close within the highly desirable Greenwood homes area of Bicester. This well cared for property offers great accommodation both upstairs and down. On the ground floor there is a large living room, separate dining room, an office and a large family room. In addition to this, there is a well designed kitchen, overlooking the rear garden, a utility room and a downstairs loo. On the first floor all the the bedrooms are well proportioned with the master bedroom having an ensuite shower room. To the front of the property there is ample parking, whilst to the rear there is a mature and private garden with sauna. Viewing highly recommended.

### MATERIAL INFORMATION

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](http://checker.ofcom.org.uk)). Mobile – According to Ofcom there is likely mobile voice coverage indoors for O2 and limited for EE, Three, & Vodafone and limited data coverage indoors for Three, O2 & Vodafone but none for EE and likely mobile and data coverage outdoors for EE, Three, O2 & Vodafone ([checker.ofcom.org.uk](http://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. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artx, 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 Artx

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



## Key Features

- Four Double Bedrooms
- Sitting Room
- Dining Room
- Study & Family Room/ Guest Room
- Kitchen and Utility
- Bathroom and Ensuite
- Two Parking Spaces
- Gas Central Heating to Radiators
- South Facing Garden
- See our website for up-to-date material information.

## The Location

Situated in a lovely small close within the highly desirable Greenwood Homes area. Greenwood Homes has local facilities including; a well regarded primary school and a parade of shops. 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:

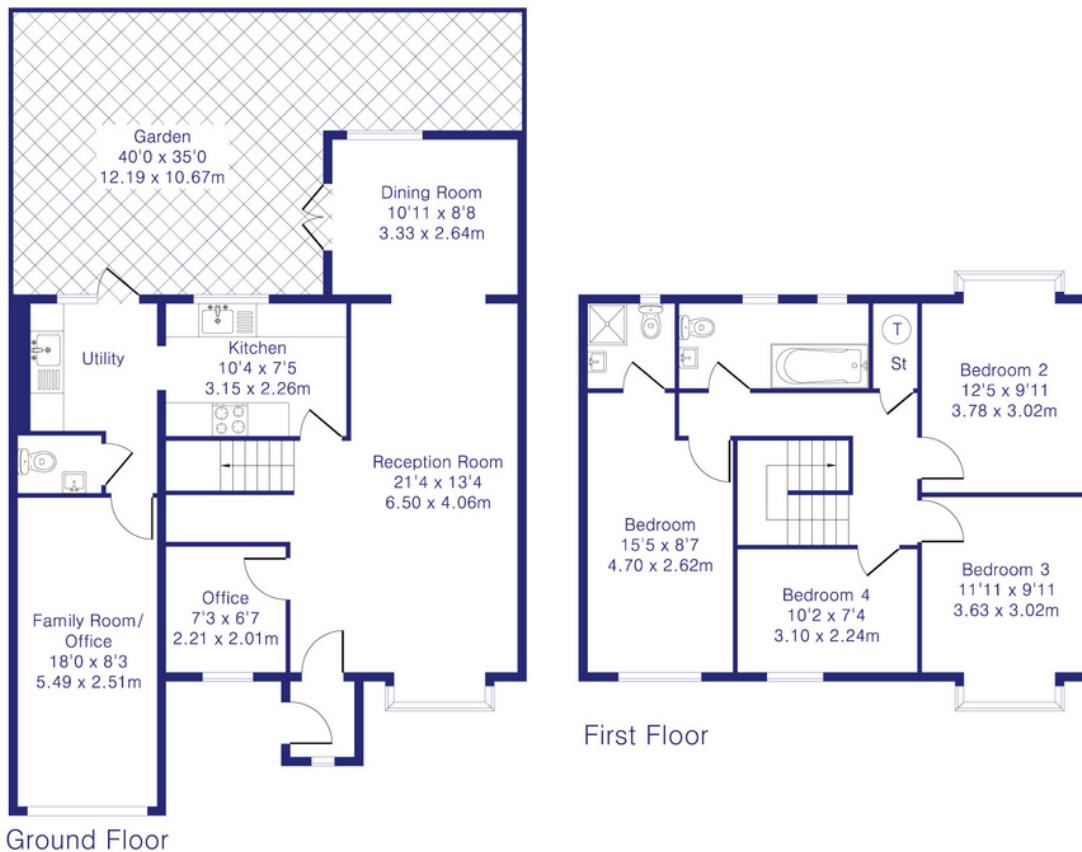
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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 1505 sq ft - 140 sq m

Ground Floor Area 843 sq ft – 78 sq m

First Floor Area 662 sq ft – 62 sq m



### Bicester Office

39 Market Square, Bicester  
Oxfordshire, OX26 6AG

T 01869 253 253

E [bicester@thomasmerrifield.co.uk](mailto:bicester@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)