



24 James Close, Upper Heyford, OX25 5BF

Guide Price £425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A super three bedroom detached house with parking and an enclosed garden. Ideally located in a quiet courtyard, close to the shops and amenities. Off the hall there is a cloakroom, the sitting room with a bay window and the fitted kitchen/dining room with French doors to the garden. Upstairs are two double and a single bedroom, a family bathroom and an ensuite to the principal bedroom. Outside are flower beds at the front, with two parking spaces located to the side. The back garden has a lawn, a patio and garden shed.

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 outdoor and in home coverage for EE, variable outdoor coverage for O2 & Vodafone and poor to no outdoor coverage 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. Council Tax: Cherwell District Council - D. EPC: B.





Key Features

- Three Bedrooms
- Sitting Room
- Kitchen Dining Room
- Cloakroom, En suite and Bathroom
- Two Parking Spaces
- Enclosed Garden
- Quiet Position
- Gas Central Heating to Radiators
- Close to Amenities
- Maintenance Charge approx £220 pa

The Location

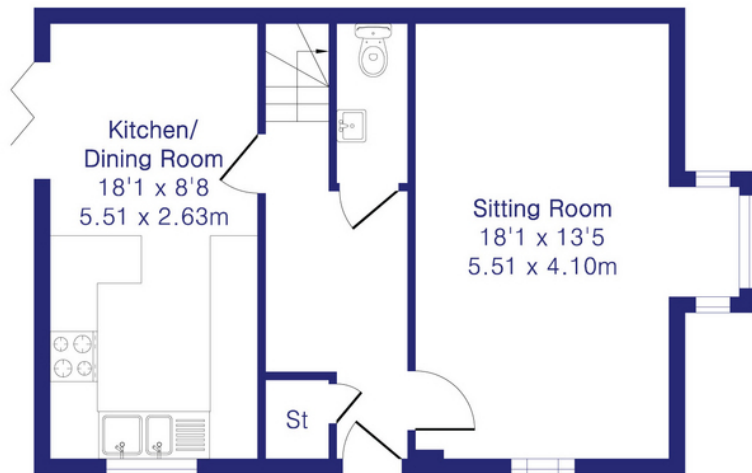
Local Shops 0.2m, Bicester Market Square 6.0m, Lower Heyford Station (London Marylebone approx. 1hr 44 mins, Oxford from approx. 13 mins) 2.6m, Bicester North Station (London Marylebone from approx. 50 mins) 6.0m, Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 6.2m, Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 6.0m. All times and distances are approximate.



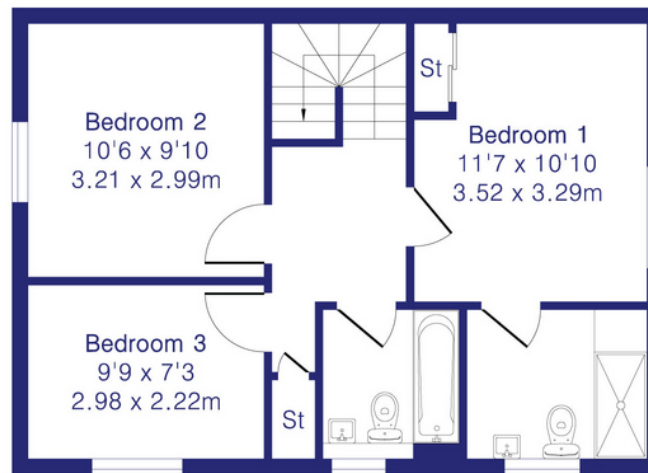
Approximate Gross Internal Area 943 sq ft - 87 sq m

Ground Floor Area 478 sq ft – 44 sq m

First Floor Area 465 sq ft – 43 sq m



Ground Floor



First Floor

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.

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