



7 St Marys Close, Bicester, OX26 2BW

Guide Price £450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious three bedroom detached bungalow in need of updating and modernisation, with mature gardens. Ideally located in a quiet close with good access to the local shops, town centre, Bicester Village and the rail stations.

Off the entrance hall are bedroom 3 or a study to your right, the open plan sitting dining room ahead of you with patio doors out to the garden, very handy coat cupboards, two further double bedrooms and the kitchen. At the far end of the hall a door leads out to a covered porch or sideway leading to a utility room, cloakroom and the single garage. At the front a block paved driveway has parking for three or four cars and there is a lawn with mature trees and shrubs. The back garden is private and again has a block paved patio, mature fruit trees and a lawn.

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 & Vodafone with good outdoor and variable in home coverage 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. We have noted the presence of Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.





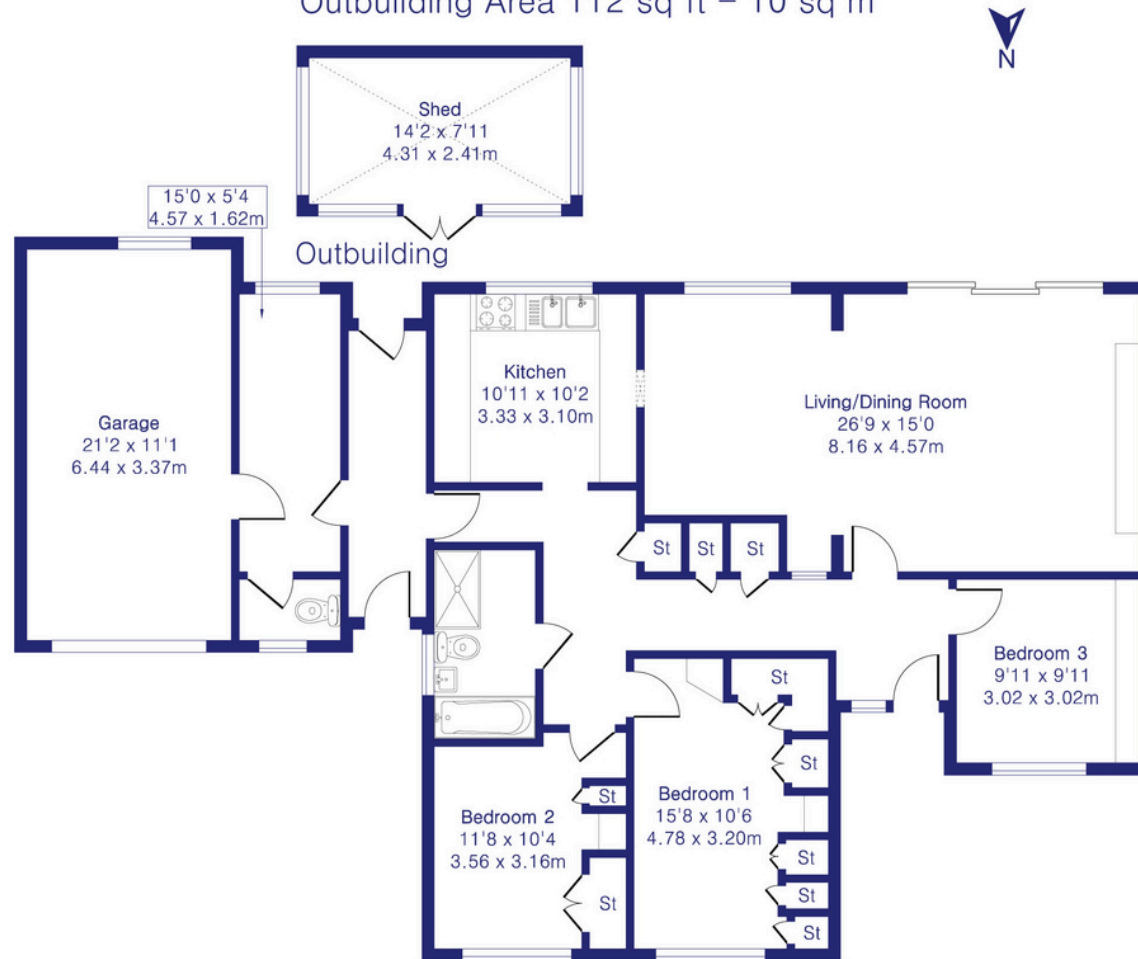
Key Features

- Three Bedrooms
- Spacious Open Plan Sitting Dining Room
- Bathroom
- Kitchen
- Utility and Cloakroom
- Single Garage and Parking for Three/ Four Cars
- Mature Gardens
- No Chain
- In Need of Updating
- Gas Central Heating to Radiators

The Location

Local Shops 0.2m
 Bicester Market Square 0.8m
 Bicester Village 0.5m
 Bicester Village Station (London Marylebone from approx. 57 mins, Oxford from approx. 16 mins) 1.0m
 Bicester North Station (London Marylebone from approx. 50 mins Birmingham New Street from approx. 1hr 17 mins) 1.0m
 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. EPC

**Approximate Gross Internal Area 1578 sq ft - 147 sq m
(Including Garage & Excluding Outbuilding)**
Outbuilding Area 112 sq ft – 10 sq m



Ground 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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