



4 Japonica Close, Bicester, OX26 3YB

Guide Price £400,000 Freehold

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SALES LETTINGS



The Property

A three bedroom link detached home with an en suite to the principal bedroom, remodelled ground floor accommodation and located close to the school, shops and amenities. Off the hall are a cloakroom and handy cupboard with a door leading you into the 'dog leg' open plan sitting and dining room with doors out to the conservatory and the study or occasional fourth bedroom as well as the fitted kitchen off it. Upstairs the principal bedroom has an ensuite and there are two further bedrooms and a family bathroom. Outside is a low maintenance front garden and parking on the drive for two cars and at the rear are a patio, lawn, shed and flower bed. 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 variable in home coverage for EE and good outdoor coverage for O2, Three & 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 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 Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere. EPC: C.



Key Features

- Three Bedrooms
- Bedroom Four or Study
- Open Plan Sitting Dining Room
- Kitchen
- Conservatory
- En Suite to Principal Bedroom
- Gardens
- Parking for Two cars
- Gas Central Heating to Radiators

The Location

Local Shops 0.3m
Bicester Market Square 1.4m
Bicester Village 1.6m
Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 1.6m
Bicester North Station (London Marylebone from approx. 50 mins) 0.9m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.2m
All times and distances are approximate



Thomas Merrifield and their clients give notice that:

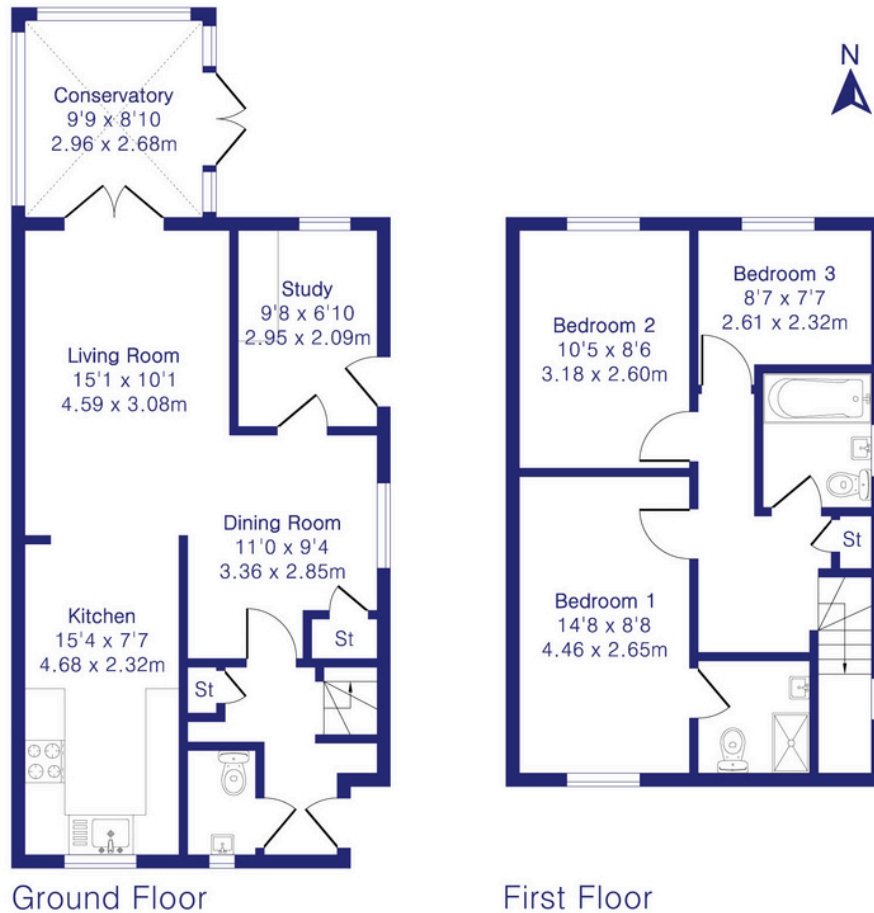
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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 1085 sq ft - 101 sq m

Ground Floor Area 619 sq ft – 58 sq m

First Floor Area 466 sq ft – 43 sq m



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