



3 George And Dragon Close, Fritwell, OX27 7AF
Guide Price £390,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



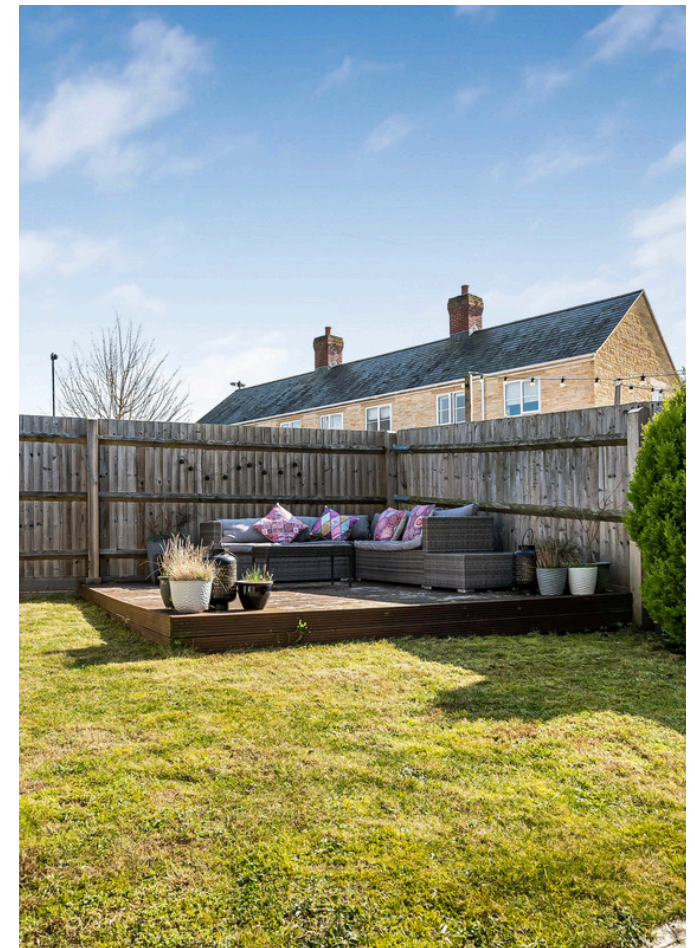
The Property

A high quality natural stone fronted modern cottage, with exceptional ground floor accommodation, constructed only six years ago. This most attractive centre terrace house is well planned and eco-friendly. On the ground floor an entrance hall with storage and cloakroom off, gives access to both of the principal ground floor rooms. There is a well proportioned sitting room and a lovely kitchen/dining room with part vaulted ceiling and an excellent range of wall and base units. Additionally on the ground floor there is a utility room. All three bedrooms are on the first floor and there is an ensuite to the master bedroom. The rear garden is well proportioned and private, there are also two parking spaces.

MATERIAL INFORMATION

A three bedroom mid-terraced house, traditionally constructed approximately six years ago. Mains; water, drainage and electricity are connected. Heating - air source heat pump to underfloor heating (ground floor) and radiators. Broadband - Ofcom states that standard and super fast broadband are likely to be available. Mobile phone coverage - likely predicted availability according to Ofcom - is 02 and Vodafone - good outdoor, variable indoor; EE and Three good outdoor. Local Authority - Cherwell District Council - D. EPC - B.





Key Features

- A charming natural stone modern terrace cottage
- Attractive village setting
- Large kitchen/dining room with vaulted ceiling
- Air-sourced heat pump
- Well proportioned garden
- Parking for two vehicles
- Ensuite to master bedroom
- Convenient to Junction 10 M40
- See our website for up-to-date material information.

The Location

Located close to the centre of an attractive and desirable village, approximately six miles to the north of Bicester. The village is also convenient to Junction 10 of the M40. Fritwell has a highly regarded primary school, a village storage/post office and an active community. Bicester provides for all everyday needs as well as having two mainline railway stations with services between them to Oxford, Birmingham, London Marylebone and on the new East-West rail link.

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 989 sq ft - 92 sq m

Ground Floor Area 556 sq ft – 52 sq m

First Floor Area 433 sq ft – 40 sq m



Bicester Office

39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253

E bicester@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS