



162 Camp Road, Upper Heyford, OX25 5AG

Guide Price £400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An outstandingly spacious and well designed, three storey town house, with three excellent double bedrooms and good ground floor accommodation. No onward chain. There is a large sitting room, a super kitchen/dining room with doors and windows to the rear garden and a range of storage units/integrated appliances. On the upper floors there are three double bedrooms the master being ensuite and a family bathroom. There is driveway parking for two vehicles and an unusually private south facing back garden.

MATERIAL INFORMATION

A three storey end-terrace house, traditionally constructed approximately four years ago. Mains water, drainage, gas and electricity are connected. Gas fired central heating to radiators. According to Ofcom all broadband speeds including Ultrafast are likely to be available. Likely predicted mobile phone availability; EE good outdoor and good indoor, 02 good outdoor, Three variable outdoor, Vodafone poor to none outdoor. The property is located in a conservation area. Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing. Cherwell District Council - D. EPC - B.





Key Features

- Spacious and well designed end terrace town house
- Excellent Heyford Park location
- Three double bedrooms
- Well proportioned ground floor
- Off road parking for two vehicles
- Private south facing rear garden
- Local amenities including schools for all ages and a parade of shops
- Good access to Junction 10 of the M40

The Location

Pleasantly located in a good spot within the Heyford Park area, convenient to schools, shops and recreational amenities. Heyford Park is a thriving and expanding development with lots of open space and amenities including; a public house, a hotel and much more. The property is well located for Junction 10 of the M40 and there are mainline railway services available in Bicester as well as local services available via the station in Lower Heyford.



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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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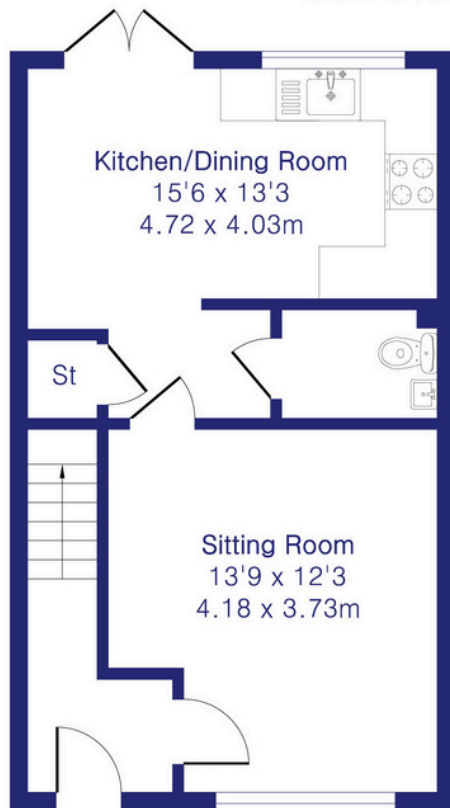
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Approximate Gross Internal Area 1128 sq ft - 104 sq m

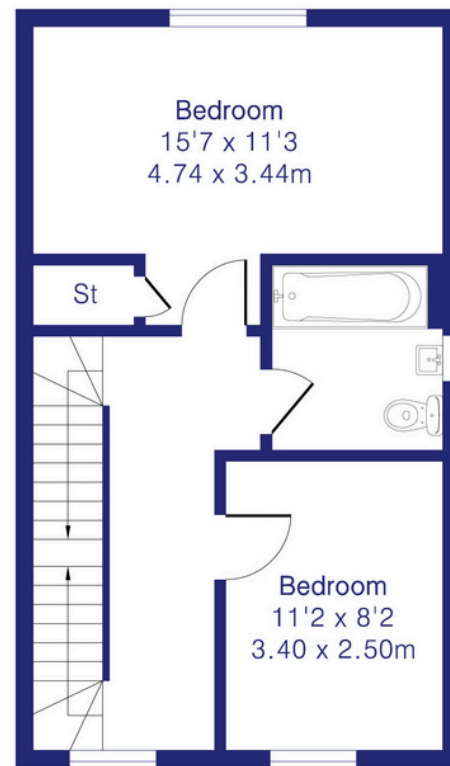
Ground Floor Area 424 sq ft – 39 sq m

First Floor Area 424 sq ft – 39 sq m

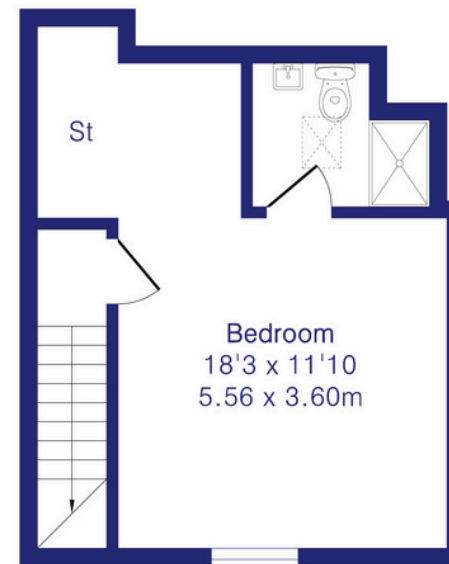
Second Floor Area 280 sq ft – 26 sq m



Ground Floor



First Floor



Second Floor