



2 Chaucer Close, Bicester, OX26 2XP

Guide Price £450,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

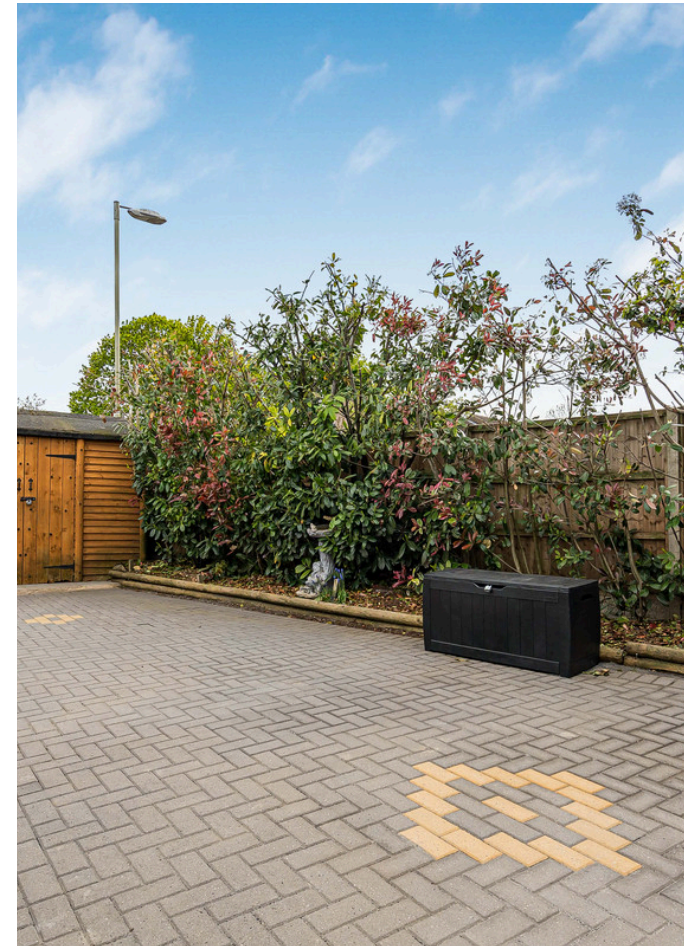
An exceptionally spacious and well designed two bedroom detached bungalow in the highly desirable and sought after Kings Meadow area. This super bungalow has generous room sizes throughout, quality refits to both the kitchen/breakfast room and the bathroom, an additional ground floor cloakroom and a private landscaped back garden having a south westerly aspect. There is an entrance hall with cloakroom off, large living accommodation with distinct living and dining areas, a conservatory and a particularly well designed kitchen/breakfast room. Both bedrooms are doubles and the bathroom has also been replaced with a stylish shower room. To the front there is lots of parking, also giving access to the oversized garage which has a personal door to the kitchen. The rear garden is hard landscaped private and south west facing.

### MATERIAL INFORMATION

A traditionally constructed two bedroom detached bungalow, probably constructed around 50 years ago. Mains; water drainage, electricity and gas are connected. Heating; gas fired boiler to radiators. Broadband - according to Ofcom - all broadband speeds including Ultrafast are likely to be available. Mobile - phone coverage is likely predicted availability according to Ofcom; 02 and Vodafone good indoor and good in home, EE and Three good outdoor and variable in home. 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. Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing.

Local Authority: Cherwell District Council - C. EPC - D.





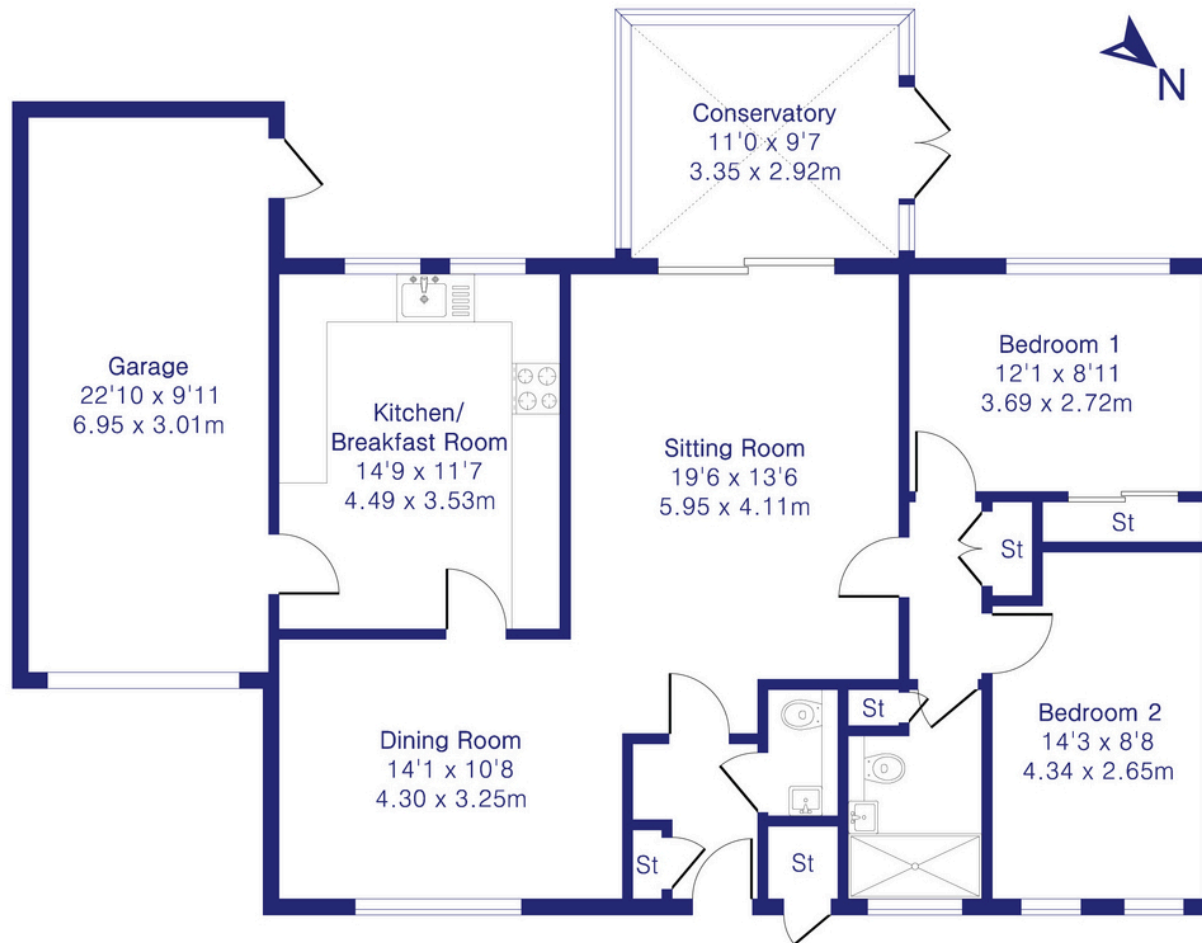
## Key Features

- Exceptionally spacious two bedroom detached bungalow
- Extensively improved and updated
- Refitted kitchen
- Refitted shower room
- Two distinct reception areas
- Additional cloakroom
- Two double bedrooms
- Oversized garage and ample parking
- Lower maintenance hard landscaping, south west facing private garden
- Highly desirable area

## The Location

Set in a small and pleasant close within the highly desirable Kings Meadow area of Bicester. Kings Meadow was originally constructed for the US Air Force and comprises mainly detached houses and bungalows all privately owned. The property is convenient to a local parade of shops and to bus routes. Bicester is a thriving historic market town with exceptional road and rail links. Both Junction 9 and 10 of the M40 are easily accessible, the town's two mainline railway stations, between them, provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town caters for all everyday needs as well as offering extensive recreational and employment opportunities.

**Approximate Gross Internal Area 1319 sq ft - 123 sq m  
(Including Garage)**



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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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