



28 Shaw Close, Bicester, OX26 2FN

Guide Price £465,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An excellent four bedroom detached house with; a corner plot position, well proportioned westerly aspect rear garden, two garages and ample parking. Located in a mature and popular area. This extended and well maintained house offers large dual aspect sitting room with patio doors to the rear garden. A smart kitchen, a separate dining room and a cloakroom. There are two separate integral garages, which may provide scope for conversion if desired. There are four good bedrooms and a smart refitted shower room. To the front there is ample parking and to the rear a well proportioned garden, benefitting from afternoon and evening sun. Viewing highly recommended.

MATERIAL INFORMATION:

A traditionally constructed four bedroom detached house, probably dating from the early 1970's.

Mains water, drainage, gas and electricity are connected.

Heating - gas fired central heating to radiators.

Broadband - according to Ofcom - all broadband speeds including Ultrafast are likely to be available.

Likely predicted mobile phone availability - according to Ofcom; Three good outdoor and good indoor, EE and Vodafone good outdoor and variable indoor, O2 good outdoor.

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.

Cherwell District Council. Council Tax Band: D

EPC Rating: C.





Key Features

- Excellent four bedroom detached house
- Corner plot position
- Mature and quiet no through road
- Two separate reception rooms
- Ground floor cloakroom
- Four good bedrooms
- Ample parking
- Two integral garages providing scope for conversion if desired
- Rear garden with westerly aspect

The Location

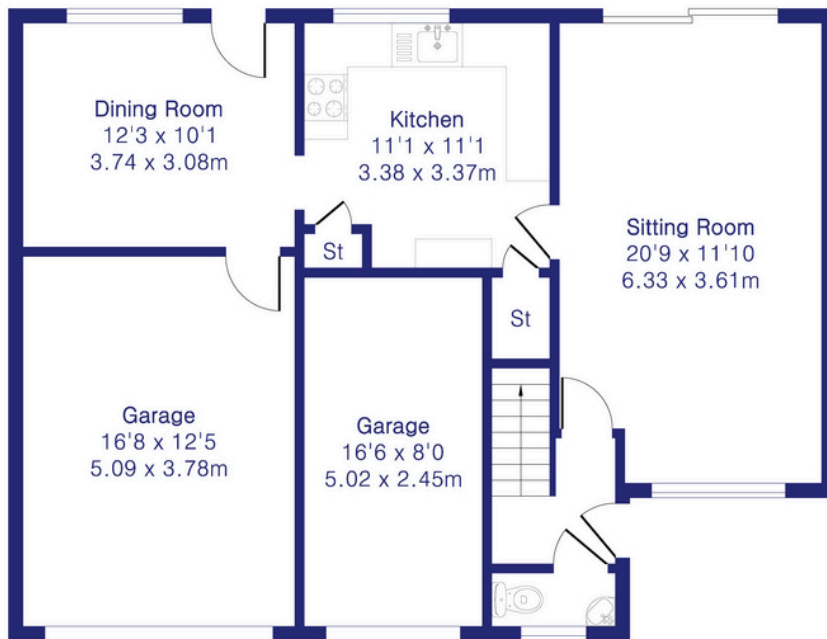
Very pleasantly located in a mature and popular area within catchment for the highly regarded Kings Meadow Primary School. Set on a corner plot in a quiet no through road within short distance of a local parade of shops and bus services. Bicester is a thriving historic market town with exceptional road 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.



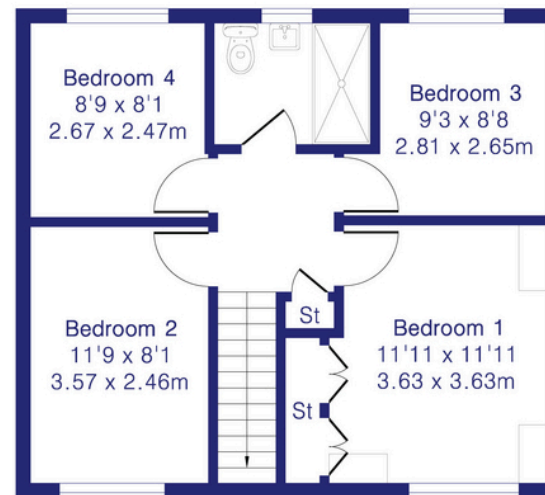
Approximate Gross Internal Area 1407 sq ft - 131 sq m (Including Garage)

Ground Floor Area 922 sq ft – 86 sq m

First Floor Area 485 sq ft – 45 sq m



Ground Floor



First Floor

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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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