



10 Rowan Close, Ambrosden, OX25 2RW

Guide Price £290,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented two bedroom terraced house with an en suite set off the road in a quiet close.

Off the hall are a cloakroom and fitted kitchen with the sitting room at the rear of the house with French doors out to the garden. Upstairs the principal bedroom has fitted wardrobes and an en suite, there is a further bedroom and an bathroom. Outside are two parking spaces at the front and the rear garden has a patio and lawn.

Bicester provides for all your everyday needs including a wealth of shops, amenities, bars, restaurants, nurseries, primary and secondary schools, doctors' surgeries, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting facilities clubs, associations and recreational possibilities.

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 in home coverage for EE, good outdoor coverage for O2, & Vodafone and variable outdoor coverage for Three (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.

Local Authority: Cherwell District Council B. EPC - C



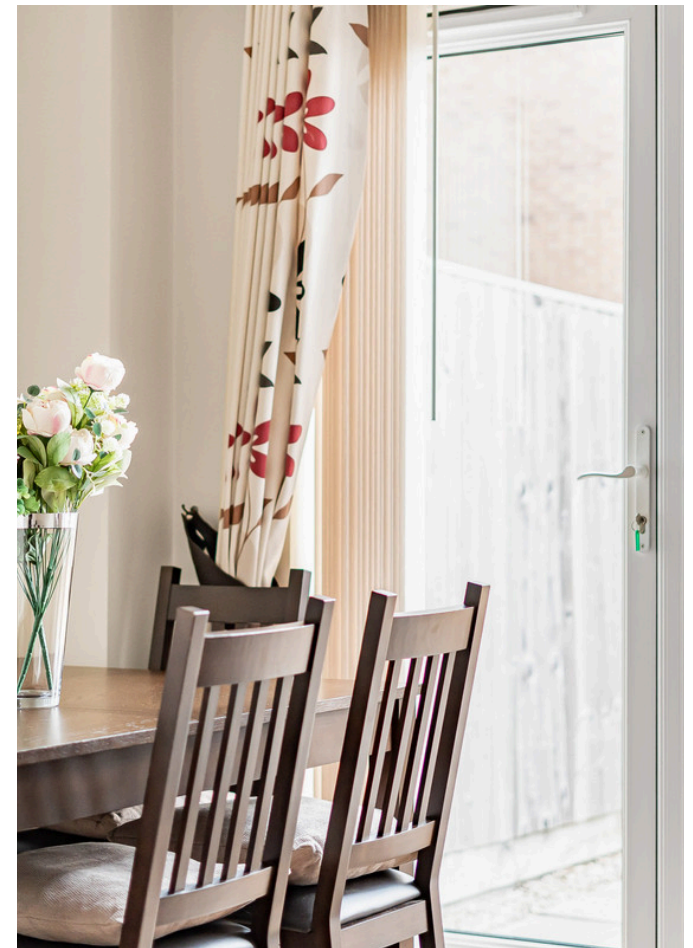


Key Features

- Two Bedrooms
- Sitting Dining Room
- Fitted Kitchen
- Principal Bedroom with En Suite
- Cloakroom, Bathroom
- Two Parking Spaces
- Quiet Position
- Well Presented
- Gas Central Heating to Radiators
- Maintenance Charge £567 approx pa

The Location

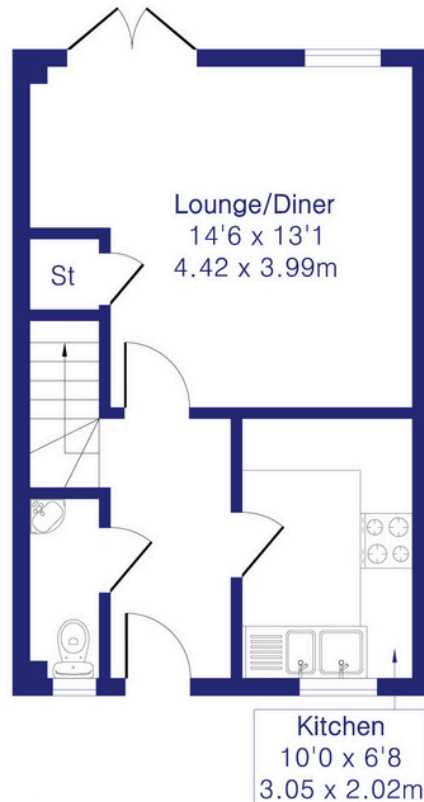
Local Shops 0.3m
 Bicester Market Square 2.6m
 Bicester Village 2.7m
 Bicester Village Station (London Marylebone from approx. 57 mins, Oxford from approx. 16 mins) 2.5m
 Bicester North Station (London Marylebone from approx. 50 mins Birmingham New Street from approx. 1hr 17 mins) 3.1m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 2.8m
 All times and distances are approximate.



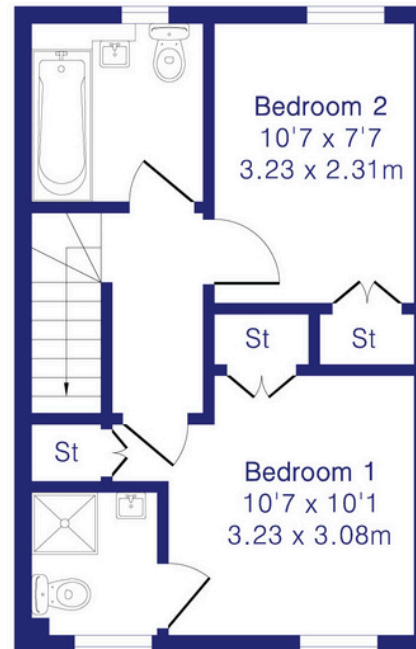
Approximate Gross Internal Area 666 sq ft - 62 sq m

Ground Floor Area 333 sq ft – 31 sq m

First Floor Area 333 sq ft – 31 sq m



Ground Floor



First Floor

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.

Bicester Office

39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253

E bicester@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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