



13 Rowan Close, Ambrosden, OX25 2RW

Guide Price £325,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully designed and attractively presented two bedroom end of terrace house, in a super edge of village location with exceptional views. Larger than average with quality throughout, two good bedrooms with an en-suite to the master. There is an entrance hall with cloakroom off, a large light south facing living room and well designed kitchen. On the first floor there are two good bedrooms, the master bedroom has an en-suite and there is a smart family bathroom. The property has two parking spaces, a front garden and a super back garden with exceptional views. Viewing highly recommended.

MATERIAL INFORMATION:

A two bedroom end terrace house traditionally constructed around 20 years ago. Mains electricity, gas, water and drainage are connected.

Heating - gas fired central heating to radiators.

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

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

Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing. Local Authority: Cherwell District Council - Council Tax Band:

B

EPC rating: C.



Key Features

- Attractively presented two bedroom house
- Larger than average
- Spectacular views
- Edge of village location
- Ground floor cloakroom
- Two good bedrooms with en-suite to master
- Generous south facing garden
- Parking
- Village with amenities

The Location

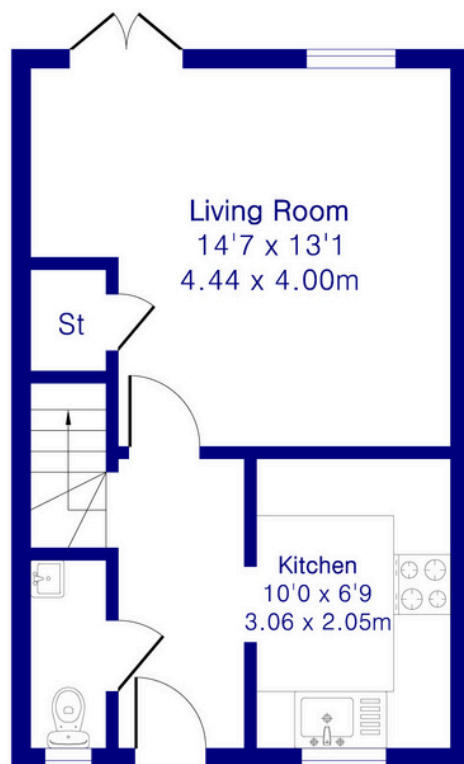
Enjoying an excellent edge of village position with spectacular countryside views in the village of Ambrosden. Ambrosden has unusually good amenities with shops including a village store/post office, a primary school and play areas. The village is exceptionally convenient for Bicester which provides for all everyday needs, as well as having two main line railway stations with services between them to Oxford, Birmingham and London. It is easy to reach the motorway network via Junction 9 of the M40 and Oxford can be reached via back roads through Islip, avoiding the A34.



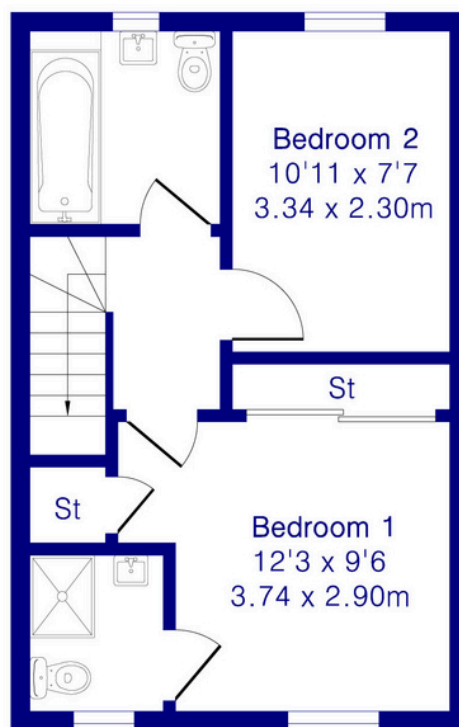
Approximate Gross Internal Area 688 sq ft - 64 sq m

Ground Floor Area 344 sq ft – 32 sq m

First Floor Area 344 sq ft – 32 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.

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