



42 Moor Pond Close, Bicester, OX26 6GB

Guide Price £275,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





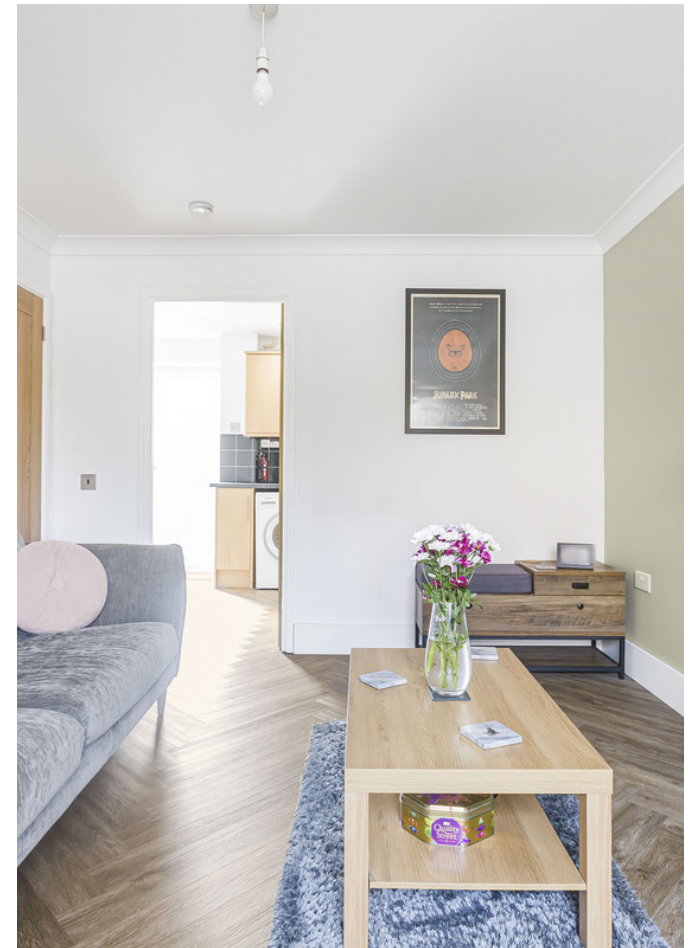
## The Property

A super, well presented two bedroom terraced home with two parking spaces and an enclosed garden ideally located for access into the town centre amenities. Off the entrance hall stairs rise to the first floor with the sitting room to your right, an understairs store cupboard and a door to the kitchen at the rear. Upstairs are a double principal bedroom with fitted cupboards, a good size single or small double second bedroom along with a bathroom. Outside are two parking spaces and the front garden is pebbled whilst the rear has a patio immediately outside the door leading to a lawn. The property is located in a quiet no through road with easy access to local shops.

The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). Mobile – According to Ofcom there is likely mobile voice coverage indoors for O2 and limited for EE, Three & Vodafone and likely mobile and data coverage outdoors for EE, Three, O2 & Vodafone ([checker.ofcom.org.uk](http://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 Easements, Boundaries, Restrictions & Rights are available upon request. 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. We have noted the presence Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.







## Key Features

- Two Bedrooms
- Sitting Room
- Kitchen
- Bathroom
- Two Parking Spaces
- Gardens
- Gas Central Heating to Radiators
- Quiet Close
- Easy Access into the Town Centre

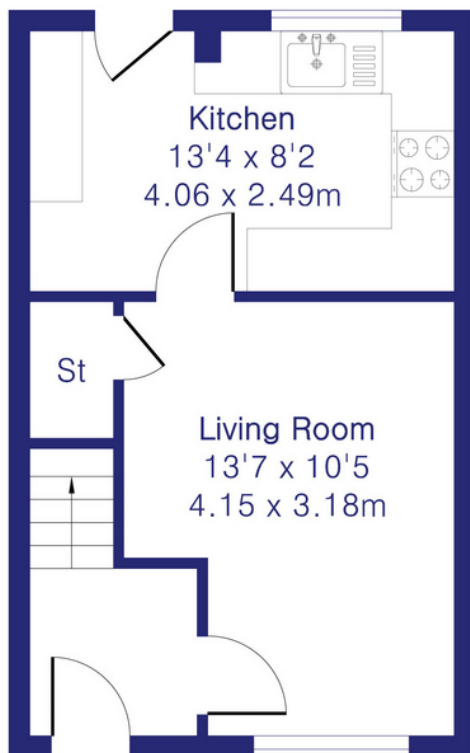
## The Location

The thriving market town of Bicester provides for all your everyday needs including 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, recreational and recruitment possibilities. Local Shops 0.4m, Bicester Market Square 0.7m, Bicester Village 1.0m, Bicester North Station (London Marylebone approx. 50 mins) 0.7m, Bicester Village Station (London Marylebone from 51 mins, Oxford 17 mins) 0.8m, Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 0.6m. All times and distances are approximate.

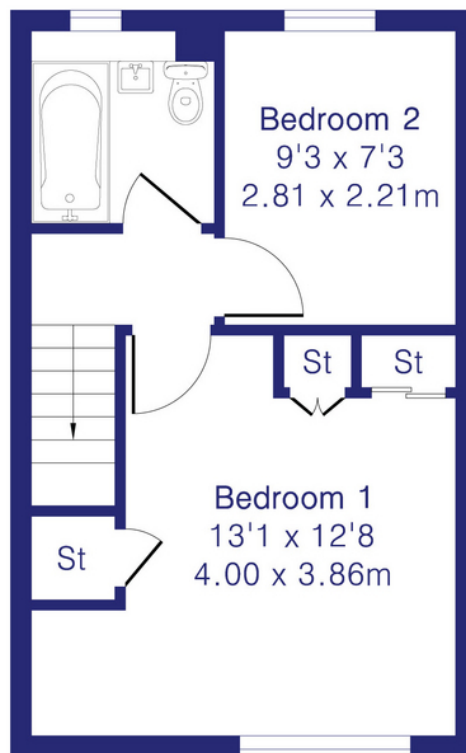
## Approximate Gross Internal Area 590 sq ft - 54 sq m

Ground Floor Area 295 sq ft – 27 sq m

First Floor Area 295 sq ft – 27 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.

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