



A well presented and maintained four bedroom home in a quiet close with easy access into the town centre and public transport.

5 Queens Court
Bicester Oxfordshire OX26 6JX

5 Queens Court

Bicester Oxfordshire OX26 6JX

A well presented and maintained four bedroom home in a quiet close with easy access into the town centre and public transport. Off the entrance hall is a cloakroom to your right and stairs to the first floor with storage below. To your left is the sitting room with a fireplace and double doors to the dining room leading into the conservatory. The fitted kitchen/ breakfast room is fitted with wall and base units and has a door back into the hallway. Upstairs there are four bedrooms, two of which are doubles and the main bedroom has an ensuite shower room and fitted wardrobes. There are also two singles both with fitted wardrobes and one currently is being used as a study. Outside the front garden is laid to lawn with mature shrubs and a driveway parking and access to the single integral garage. The rear garden is also laid to lawn with flower beds and patios. The property is located in a quiet no through road close to the town centre 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.

SITUATION

Communication links are excellent from Bicester with public transport to Oxford, Buckingham, Milton Keynes and Cambridge. Regular rail links to London Marylebone, Birmingham and Oxford. The A41 leads to Junction 9 of the M40 to London, Birmingham and the A34 to Oxford and the South.

AGENTS NOTES

All main services are connected.

Local Authority: Cherwell District Council; EPC Rating: C

Viewings Strictly by appointment via Thomas Merrifield Bicester +44 (0) 1869 253253



DIRECTIONS

Local Shops 0.3m, Bicester Market Square 0.5m Bicester Village 0.5m Oxford Carfax Tower 14.6m London 62m Bicester North Station (London Marylebone from approx. 50 mins) 0.6m Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 0.8m Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 0.3m All times and distances are approximate.



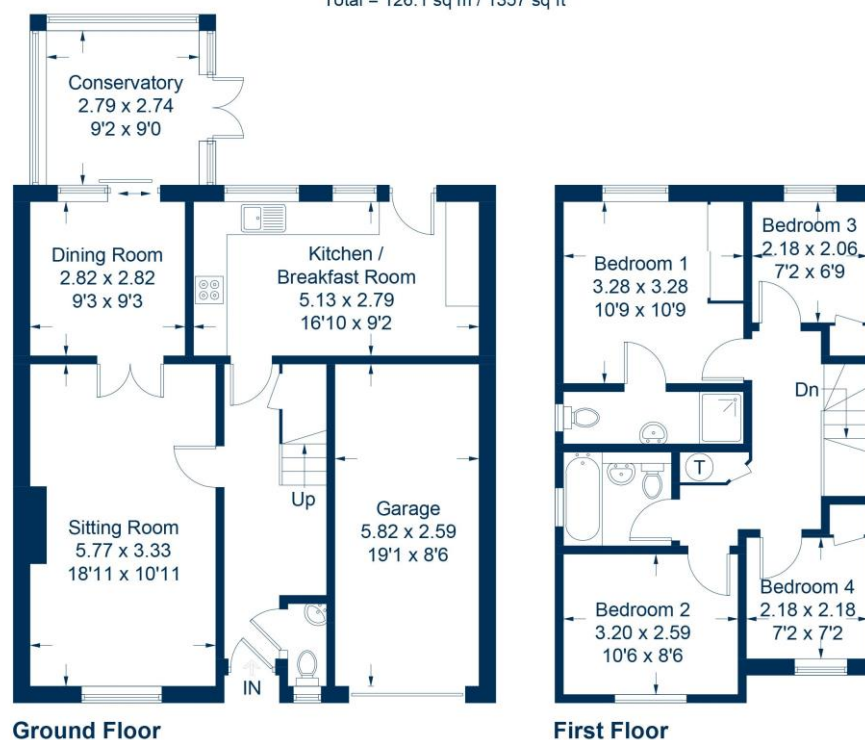


- **Four bedrooms**
- **Sitting room**
- **Separate dining room**
- **Kitchen/breakfast room**
- **Bathroom and en-suite**
- **Integral garage and parking**
- **Quiet close**
- **Central Bicester**
- **Close to shops, amenities and public transport**
- **Council Tax: E**

Guide Price £480,000 Freehold



Approximate Gross Internal Area
 Ground Floor = 63.2 sq m / 680 sq ft
 First Floor = 47.7 sq m / 513 sq ft
 Garage = 15.2 sq m / 164 sq ft
 Total = 126.1 sq m / 1357 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd

Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if travelling some distance.

Contact:

39 Market Square, Bicester, Oxon, OX26 6AG
 Tel: +44 (0)1869 253253
 E-mail: - bicester@thomasmerrifield.co.uk