



Quadrant Estate Agents

£425,000



Merton Road, Ambrosden, Bicester, OX25 2LR
3 Bedrooms & 2 Bathrooms

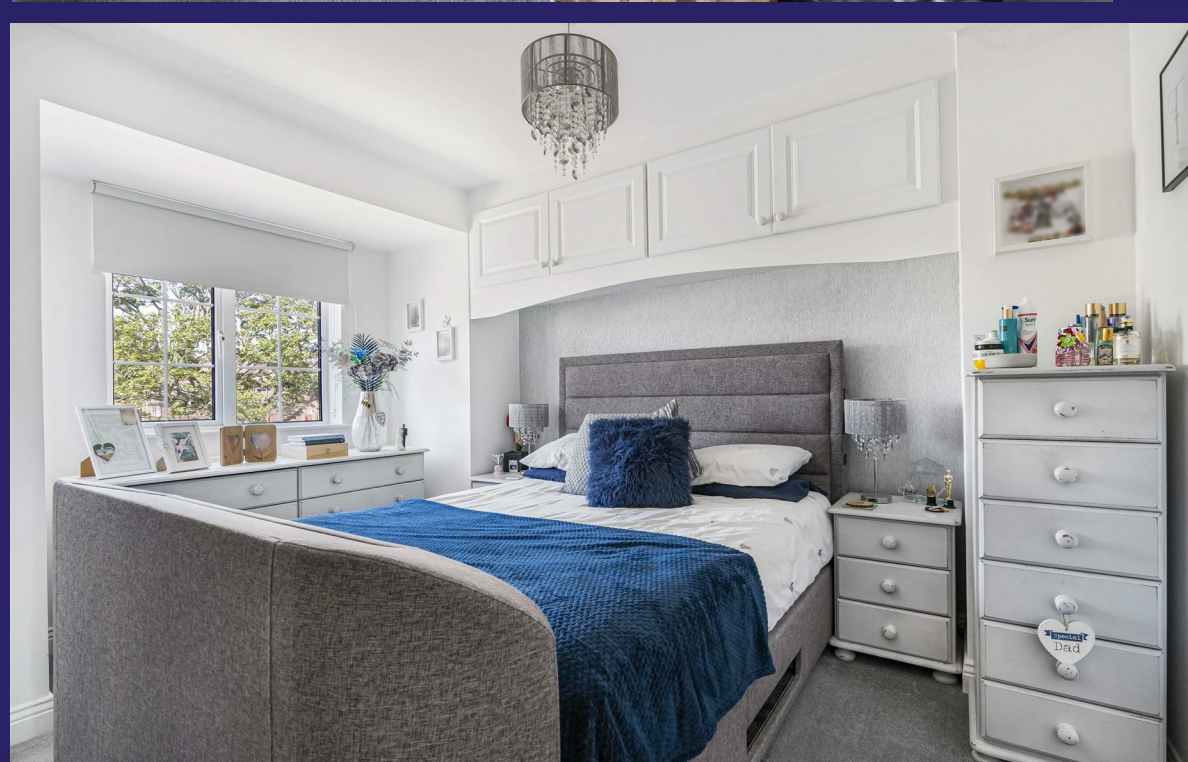
- Freehold
- Council - Cherwell District Council
- Mains Gas
- Mains Water - Thames Water
- Mobile Phone Coverage - Please check using Ofcom Website
- Council Tax Band - D
- EPC Rating - C
- Mains Electricity
- Construction - Standard
- Internet - Please check using Ofcom Website

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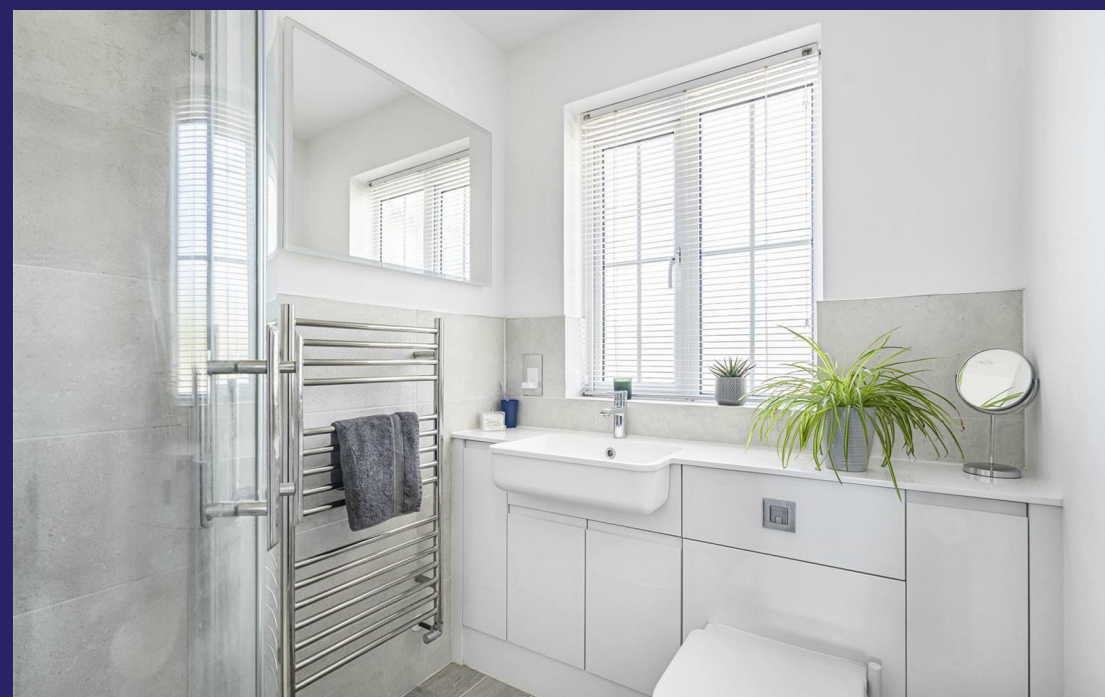
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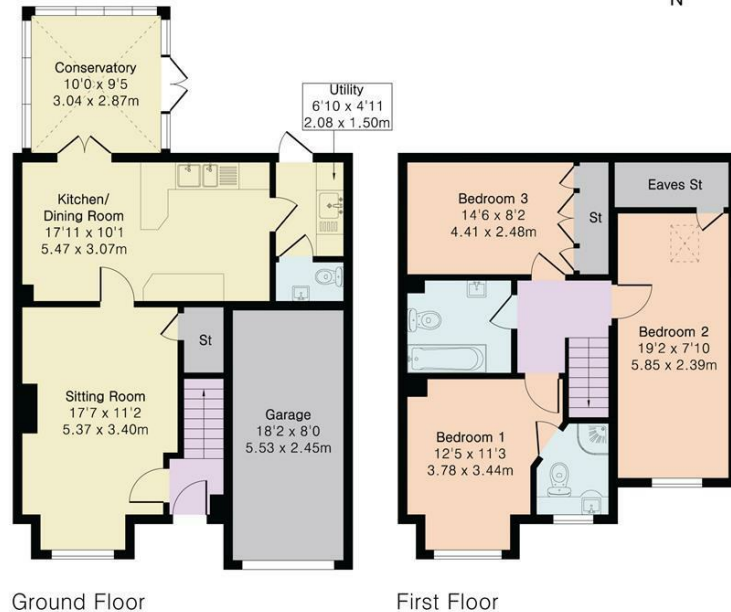


**Approximate Gross Internal Area 1133 sq ft - 106 sq m
(Excluding Garage)**

Ground Floor Area 577 sq ft – 54 sq m

First Floor Area 556 sq ft – 52 sq m

Garage Area 146 sq ft – 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



A deceptively spacious and in our opinion, superbly presented 3 Bedroom Link Detached family home located in the popular village of Ambrosden within walking distance to the local primary school and a short distance from Bicester Town Centre with excellent Rail & Road links. The property briefly comprises, entrance hallway with understairs storage cupboard, living room with doorway leading through to kitchen/diner leading through to conservatory, separate utility room and downstairs cloakroom. On the first floor there are three good size bedrooms with en-suite to master bedroom and family bathroom. To the front of the property there is a block paved driveway leading to a single garage with up and over door, light and power points. Southerly facing private rear garden with spacious decking area stepping down to main garden being mainly laid to lawn.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings been tested. Room sizes should not be relied upon for furnishing purposes; they are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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