



**Quadrant Estate Agents**

**£425,000**



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

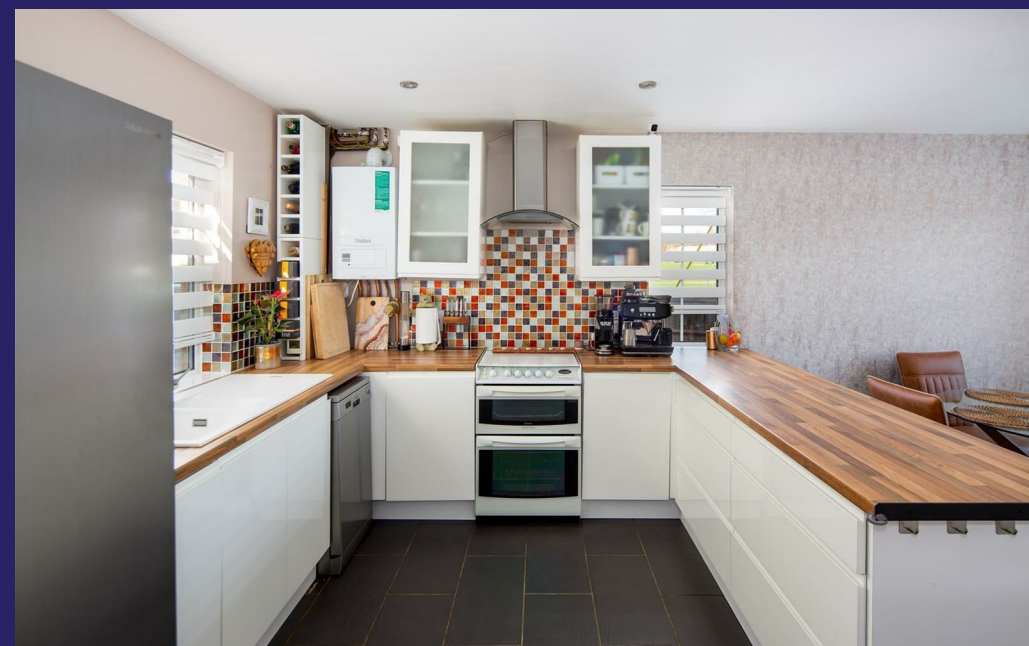
- Freehold
- EPC Rating - C (71)
- Construction - Standard
- Mains Gas
- Mobile Phone Coverage - Please check using Ofcom Website
- Council Tax Band - D
- Council - Cherwell District Council
- Mains Electricity
- Mains Water
- Internet Coverage - Please check using Ofcom Website

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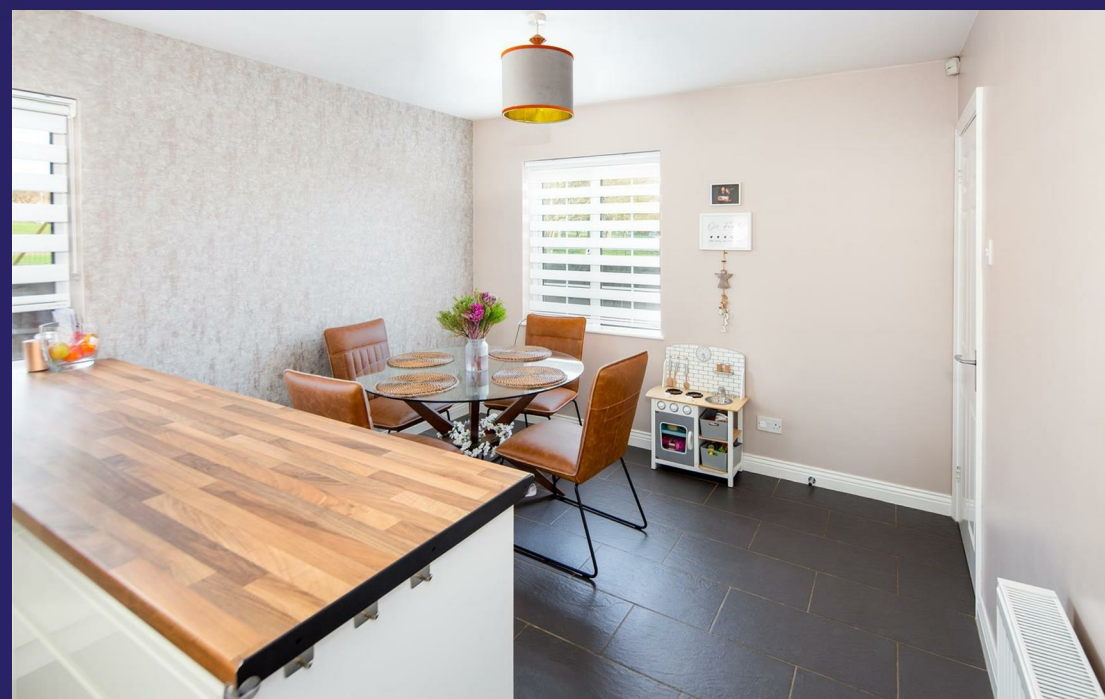
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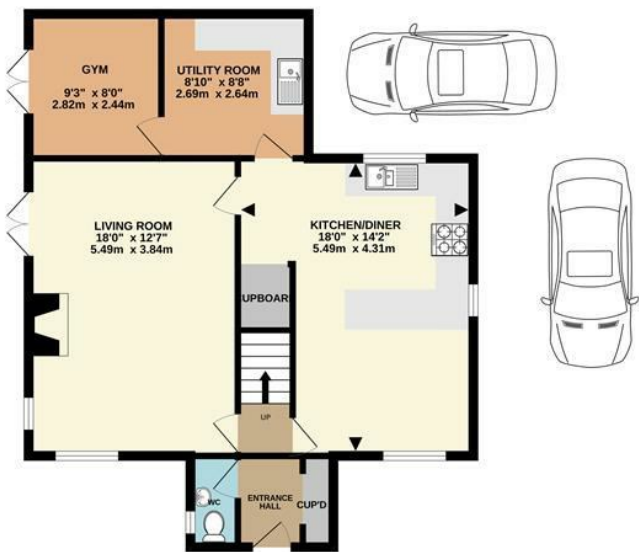




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GROUND FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



1 PAGE TURNER CLOSE, MERTON ROAD, AMBROSDEN OX25 2LR

TOTAL FLOOR AREA : 1181 sq.ft. (109.7 sq.m.) approx.

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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A deceptively spacious Three Bedroom Link Detached Family Home on a Spacious Corner Plot 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 Hall, Living Room, Cloakroom, Kitchen/Diner, Garage currently converted into a Utility Room & Gym. On the first Floor there are Three Bedrooms with En-Suite to Master & Main Family Bathroom. Outside the property has parking for Two Vehicles with Gated Side Access leading through to a Private Enclosed Rear Garden. Viewing comes highly recommended.



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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