



QUADRANT
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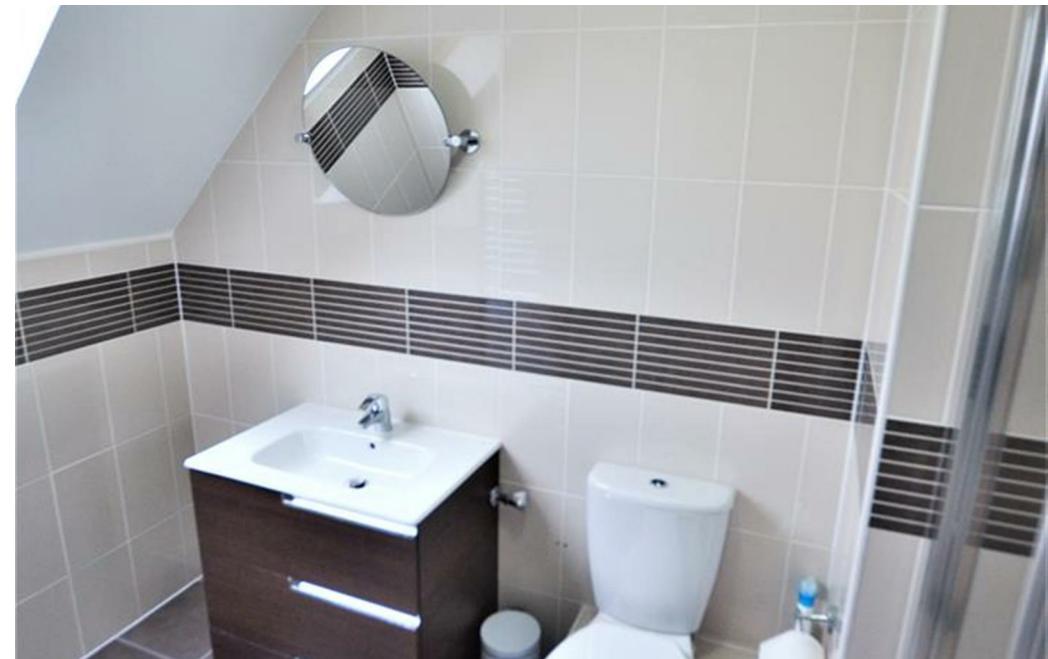
9, Ascot Way, Bicester, OX26 1AG

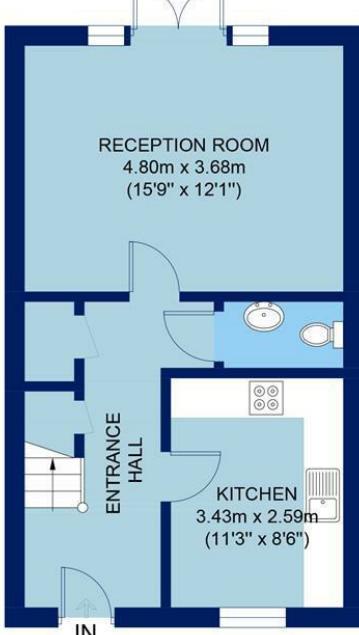
A well presented 3 bedroom home with Garage & Parking to rear on the popular Kingsmere development, boasting generous accommodation to include: Kitchen/breakfast room with granite worktops, Entrance hallway, Living/Dining room, Cloakroom, Family bathroom & Master with Ensuite.



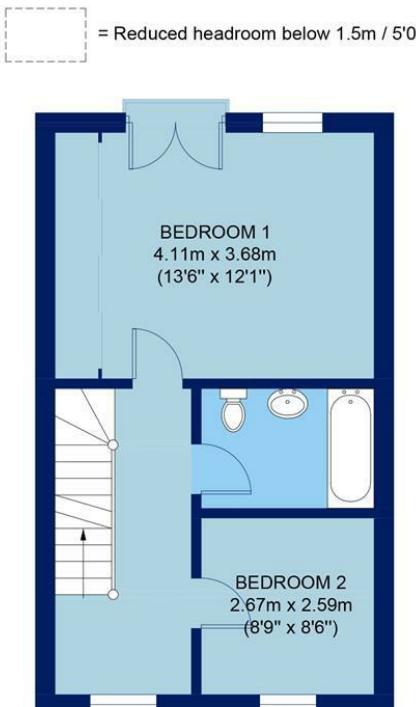








GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



SECOND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1,311 SQ FT / 121.8 SQ M
(INCLUDING GARAGE)
9 ASCOT WAY, BICESTER

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

= Reduced headroom below 1.5m / 5'0

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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