



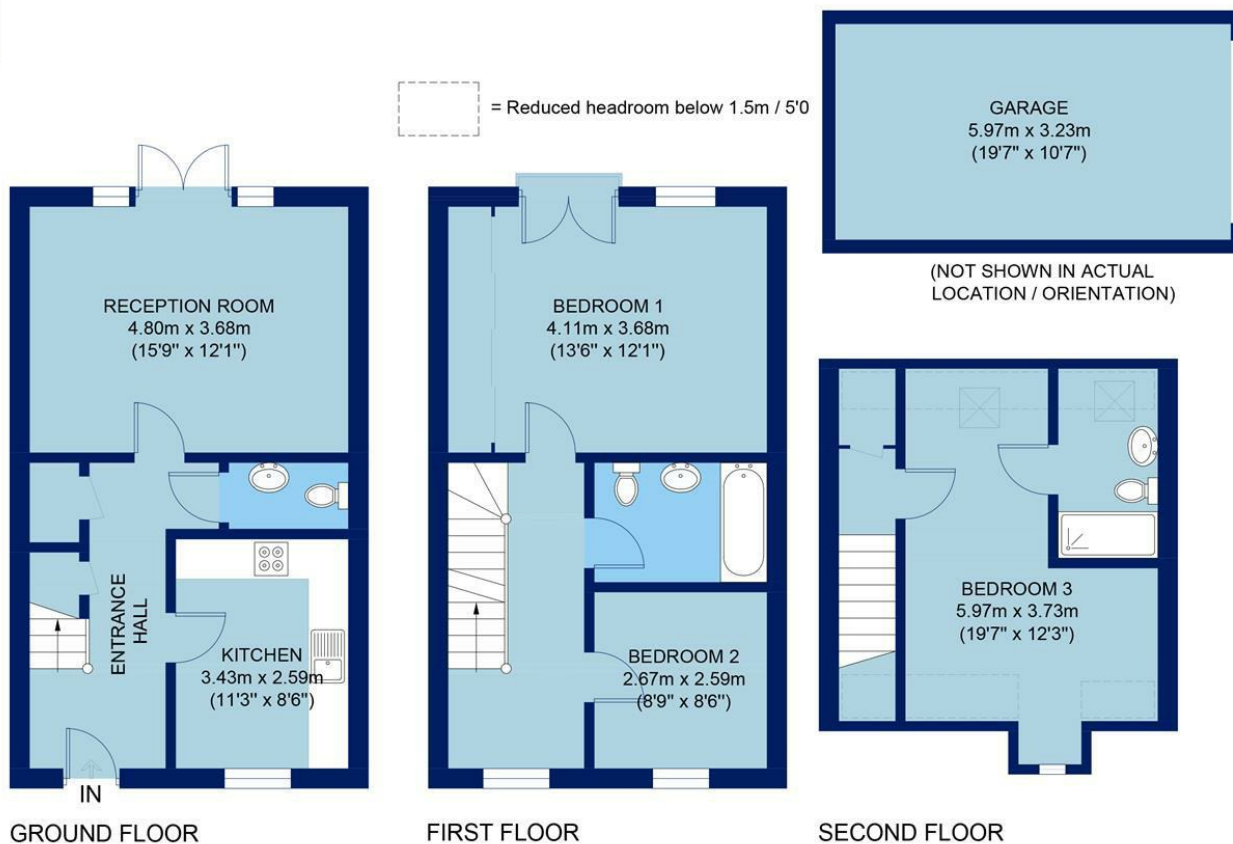
A well presented 3 bedroom home with Garage & Parking to rear on the popular Kingsmere development, boasting generous accommodation to include: Kitchen/breakfast room with granite worktops, Entrance hallway, Living/Dining room, Cloakroom, Family bathroom & Master with Ensuite.











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.

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 (CO ₂) 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		EU Directive 2002/91/EC	

