



**Quadrant Estate Agents**

**£450,000**



**Bicton Close, Bicester, OX26 1FP**  
**3 Bedrooms & 2 Bathrooms**

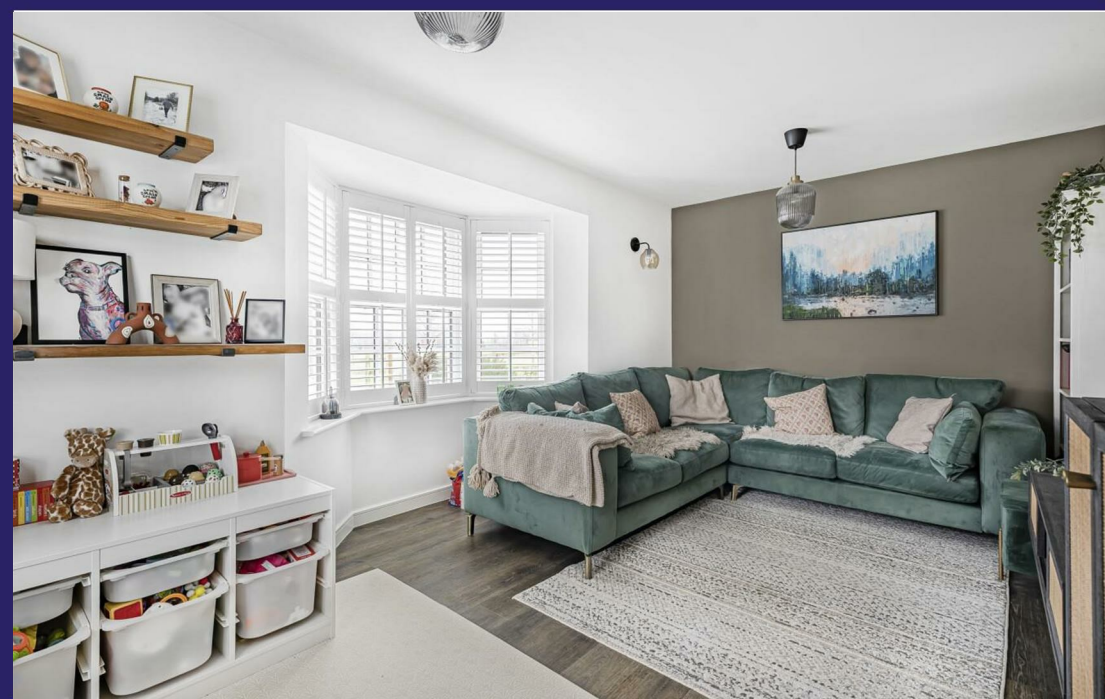
- Freehold
- Council Tax Band - D
- Construction - Brick under Tiled Roof.
- Mains Electricity & Gas - Scottish Power.
- EPC Rating - B
- Council - Cherwell District Council.
- Mains Water - Thames Water.
- Mobile Phone Coverage - Please check using the Ofcom Website.
- Internet - Please check using the ofcom Website.
- Management charges apply - Currently £180.00 per year payable in 2 installments.

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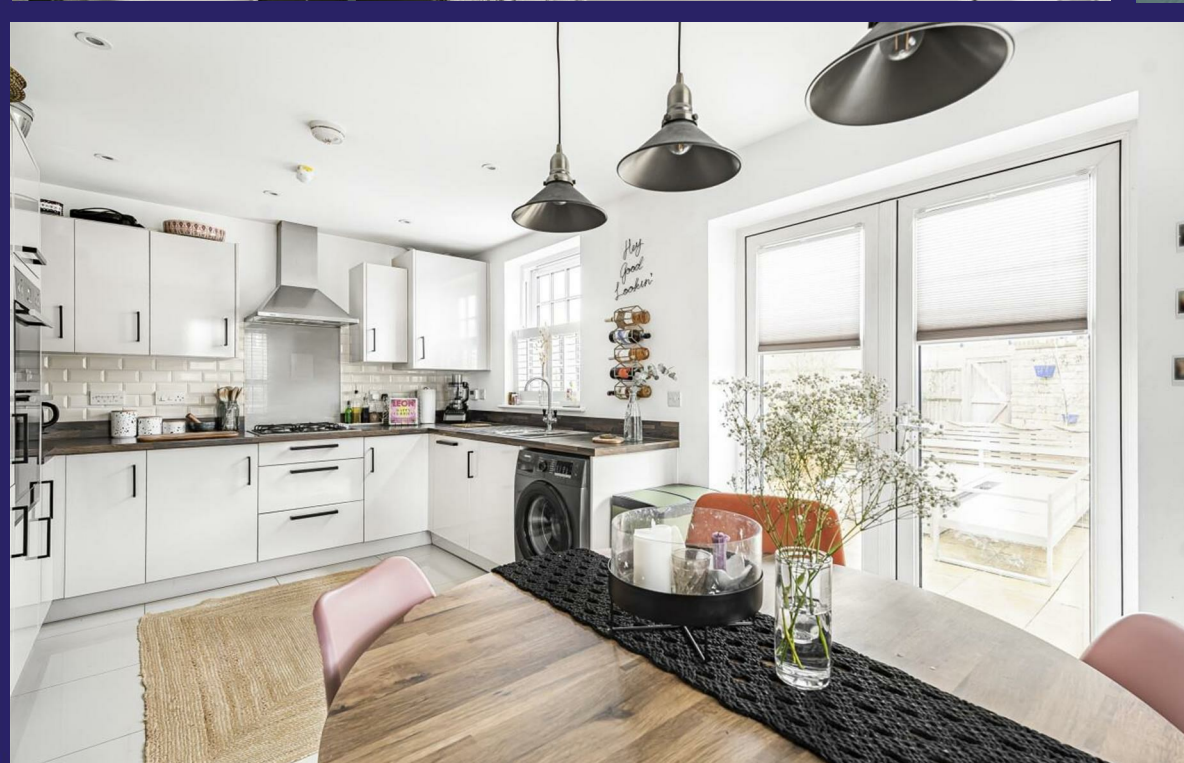
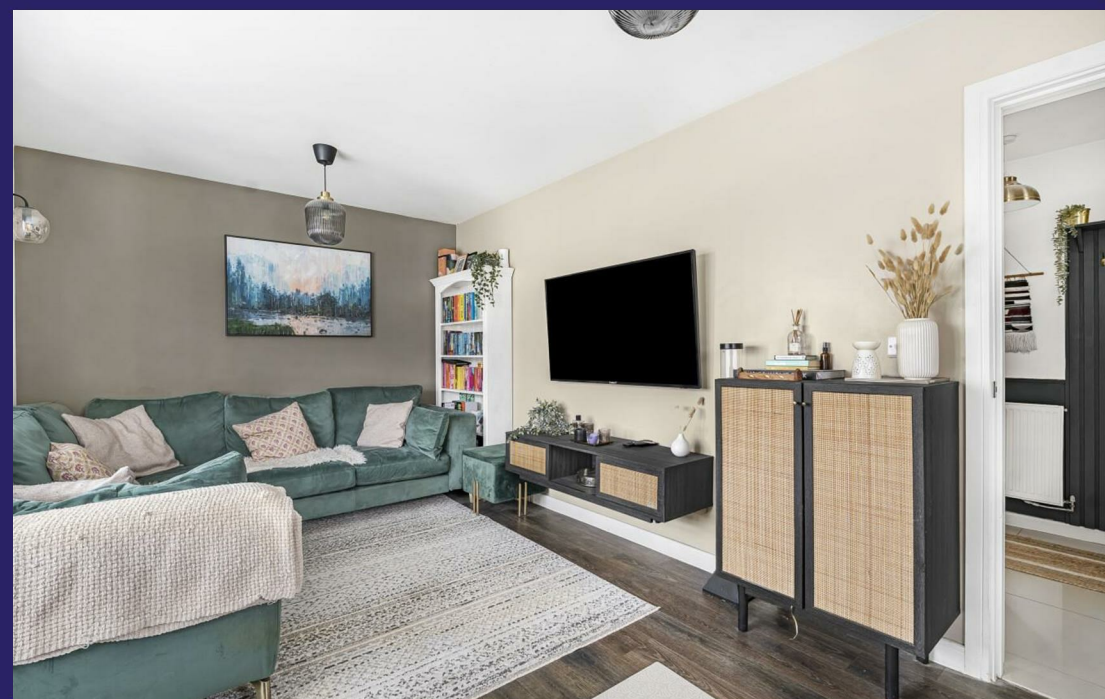
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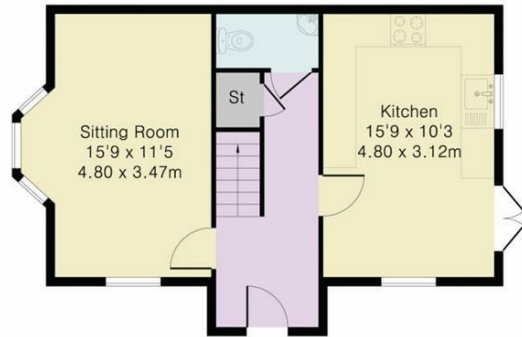
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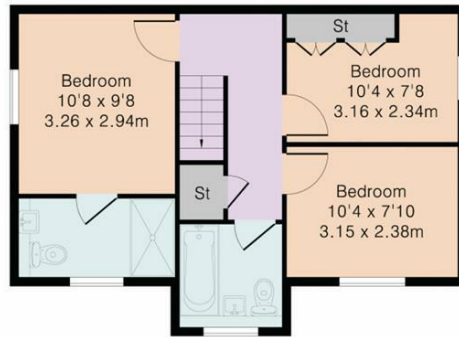
## Approximate Gross Internal Area 874 sq ft - 81 sq m

Ground Floor Area 442 sq ft – 41 sq m

First Floor Area 432 sq ft – 40 sq m



Ground Floor



First Floor



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 as defined by RICS code of measuring practice. No guarantee is given on 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 rarely available Three Bedroom detached family home located on the highly desirable Kingsmere development within close reach of all local amenities, Bicester Village, mainline rail stations and motorway links. The property comprises, living room, entrance hallway with cloakroom, kitchen/dining area with underfloor heating and access to the garden, three double bedrooms with one ensuite and a family bathroom. The home is situated on a good plot with driveway parking for 3/4 cars. There is an extra garden to the left of the property that just needs sectioning off. Viewings come 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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