



Quadrant Estate Agents

£315,000



## 7, Wear Road

Bicester, OX26 2FE

Available with NO ONWARD CHAIN this 3 Bedroom home is located on the popular Greenwood Homes development overlooking a Green, close to local shops, Kings Meadow Primary school and bus route into Bicester Town Centre. The property briefly comprises, Living/Dining Room and Kitchen leading to a private enclosed Rear Garden with Large Storage shed. On the First Floor there are 3 Bedrooms and Family Bathroom. To the front of the property there is a low maintenance Front Garden overlooking a Green and access to a Single Garage in block.

\*\*This property is offered for sale by the business; however, legal ownership of the property remains vested in a director of the company in a personal capacity. Any sale, negotiation, or transaction relating to the property will be subject to the appropriate legal agreements and authorisations.\*\*

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## ACCOMMODATION

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

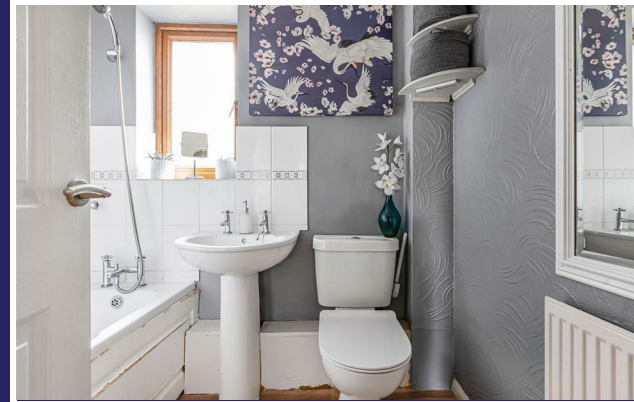
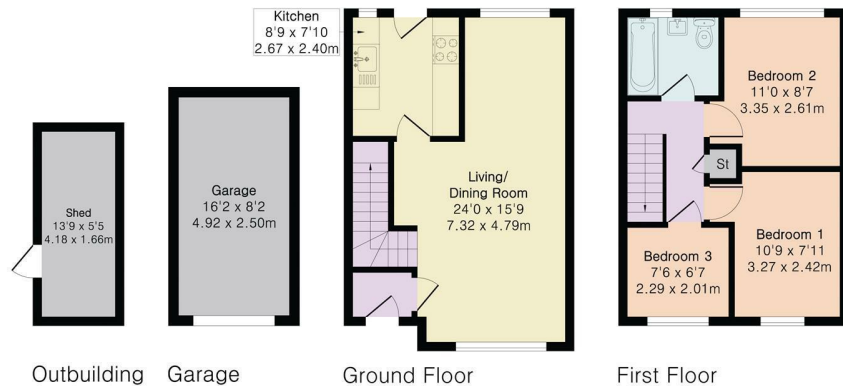
### Approximate Gross Internal Area 717 sq ft - 66 sq m (Excluding Garage & Outbuilding)

Ground Floor Area 368 sq ft – 34 sq m

First Floor Area 349 sq ft – 32 sq m

Garage Area 132 sq ft – 12 sq m

Outbuilding Area 75 sq ft – 7 sq m



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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 tested. Room sizes should not be relied upon for furnishing purposes and 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.