



**Quadrant Estate Agents**

**£450,000**



**Mullein Road, Bicester, OX26 3WF**  
**3 Bedrooms & 2 Bathrooms**

- Freehold
- Council Tax - D
- Construction - Standard
- Mains Electricity - Scottish Power
- Mobile Phone Coverage - Please check with Ofcom Website
- EPC Rating - E
- Council - Cherwell District Council
- Mains Water - Thames Water
- Mains Gas
- Internet Coverage - Please check with Ofcom Website

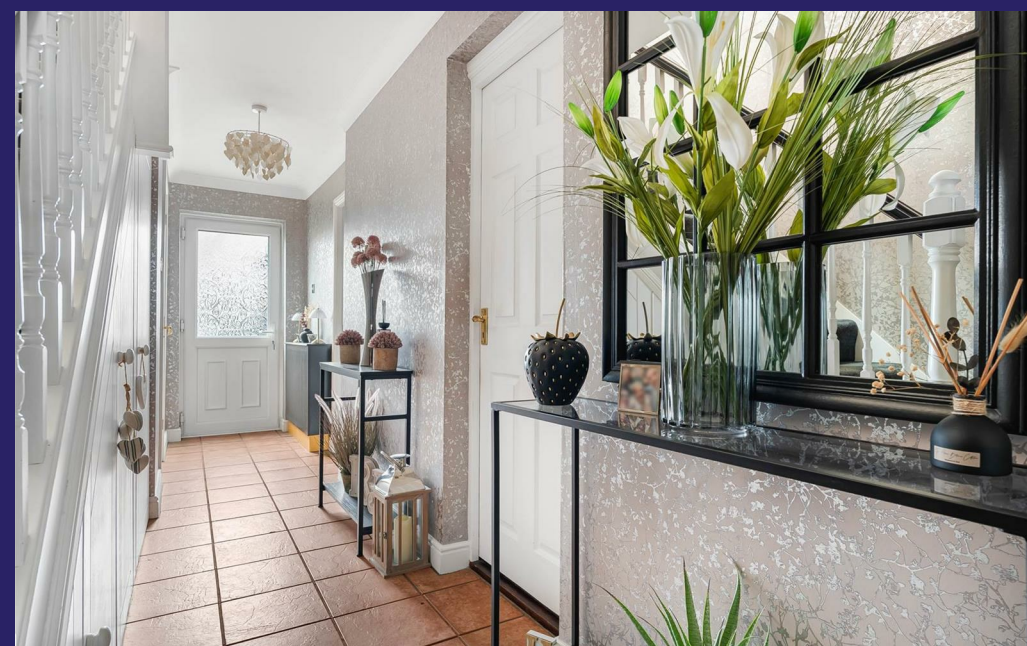
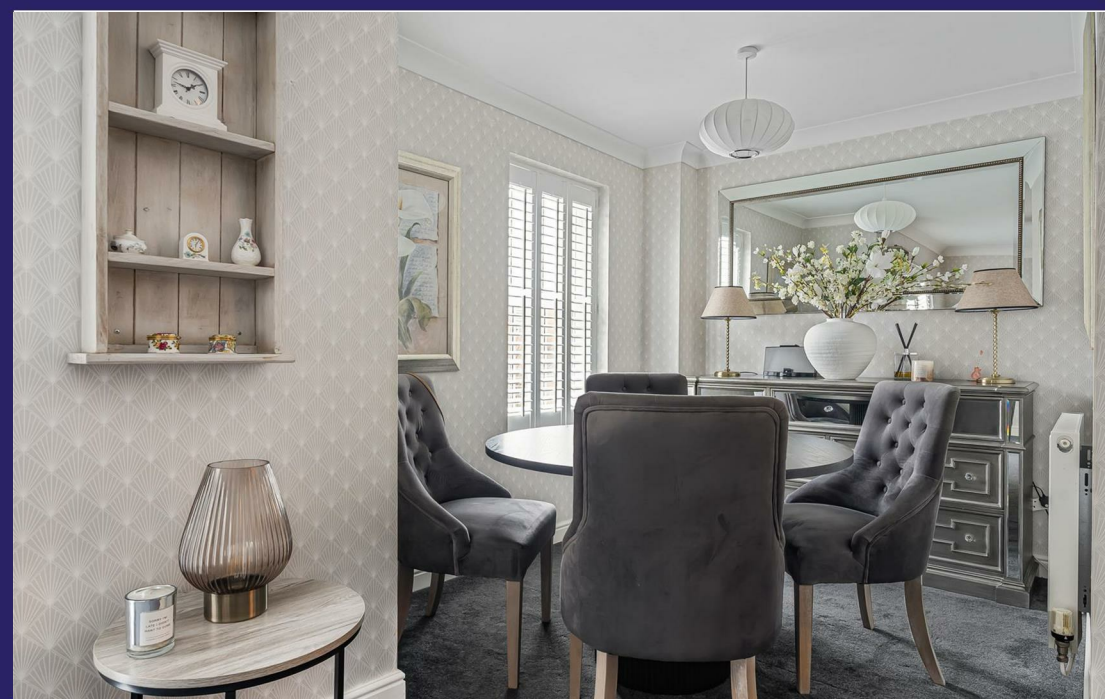
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**Approximate Gross Internal Area 1339 sq ft - 123 sq m  
(Including Garage)**

Ground Floor Area 425 sq ft – 39 sq m

First Floor Area 457 sq ft – 42 sq m

Second Floor Area 457 sq ft – 42 sq m



A very well presented 3/4 bedroom Town House offering flexible living accommodation on the popular 'Bure Park' development close to local amenities, primary school and Bicester North Mainline Train Station. The property briefly comprises, entrance hallway, cloakroom, study/bedroom 4, door leading to rear garden. On the first floor there is an updated shaker style kitchen, spacious lounge/diner. On the second floor there are three good size bedrooms with en-suite shower room to master bedroom, built in wardrobes and main family bathroom. The property in our opinion is presented in excellent order both internally & externally and a viewing comes very 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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