



**Quadrant Estate Agents**

**£385,000**



**Fair Close, Bicester, OX26 4YW**  
**3 Bedrooms & 1 Bathrooms**

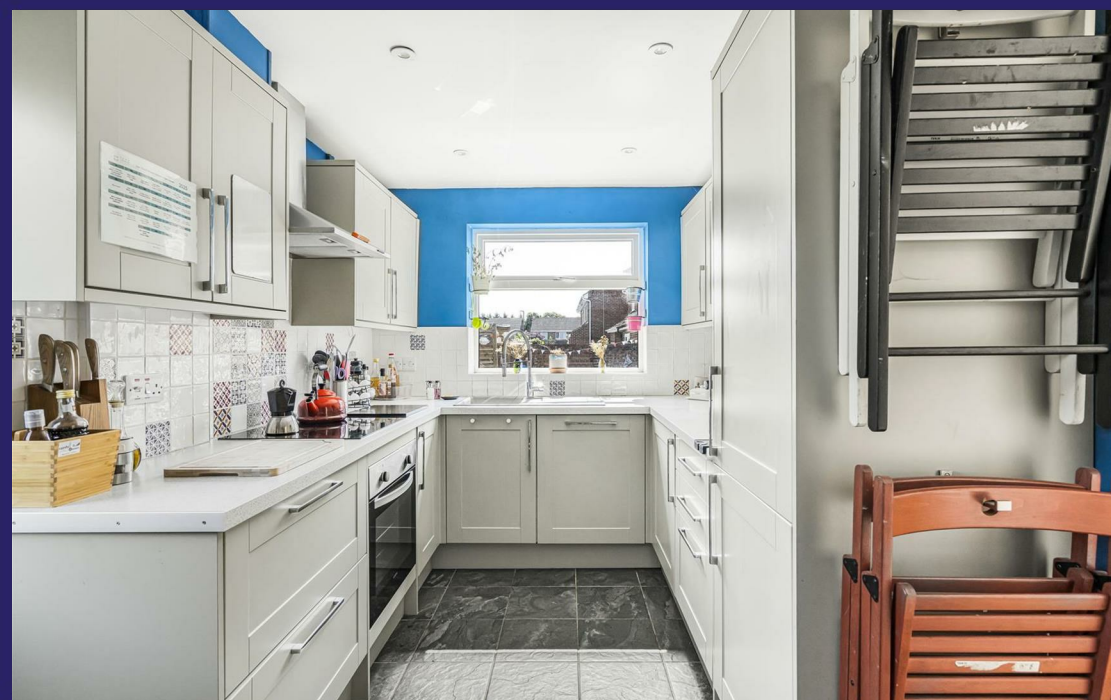
- Freehold
- Construction - Brick under tiled roof
- Mobile phone coverage - Please refer to Ofcom
- Council - Cherwell District Council
- Mains Gas
- Council Tax Band - C
- Mains Electricity
- EPC Rating - C
- Mains Water - Thames Water
- Internet coverage - Please refer to Ofcom

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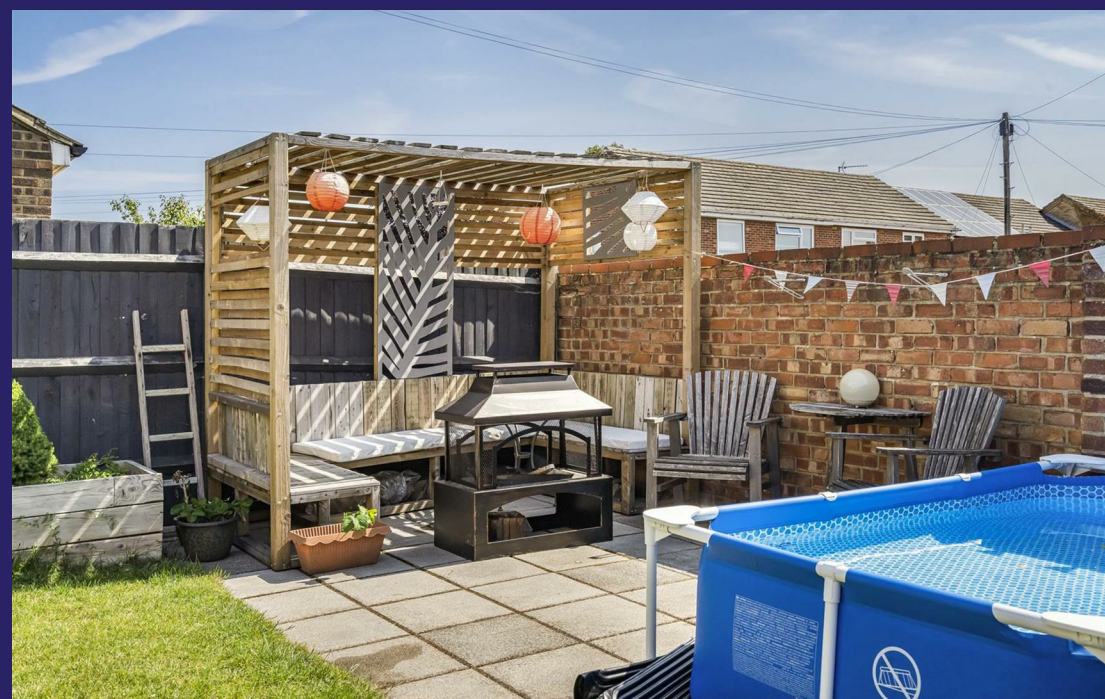
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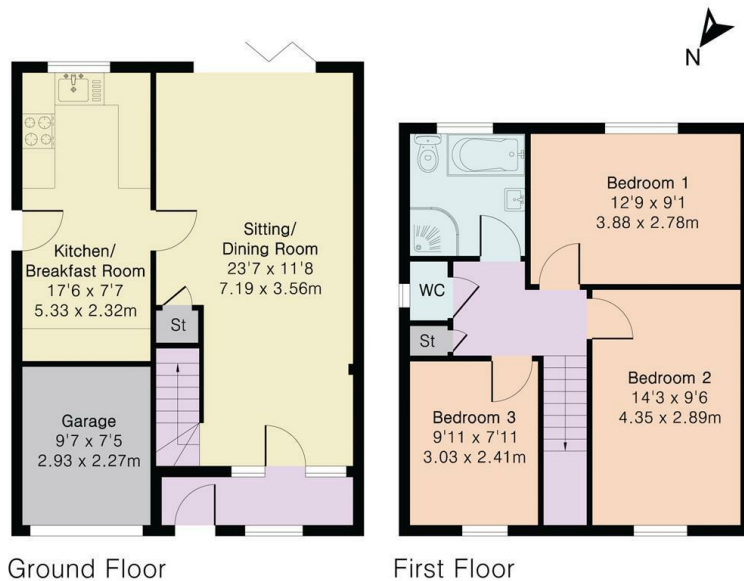
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**Approximate Gross Internal Area 1025 sq ft - 95 sq m**

Ground Floor Area 550 sq ft – 51 sq m

First Floor Area 475 sq ft – 44 sq m



Tucked away towards the end of a small close, this Three Double Bedroom Semi-Detached Family Home offers excellent living accommodation throughout and briefly comprises: Entrance Porch leading through to a very good size Living/Dining Room with Bi-Fold doors leading out onto an enclosed, private rear garden with paved patio area, Superb Kitchen/Breakfast Room with door leading to side passageway. On the First Floor there are Three Double Bedrooms & Family Bathroom. Outside to the front of the property there is a Private Driveway providing parking for 2/3 vehicles leading to a reduced size Single Garage, gated side access leads through to the rear garden.



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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