



**Quadrant Estate Agents**

**£325,000**



**Forge Place, Fritwell, Bicester, OX27 7QQ**  
**3 Bedrooms & 1 Bathrooms**

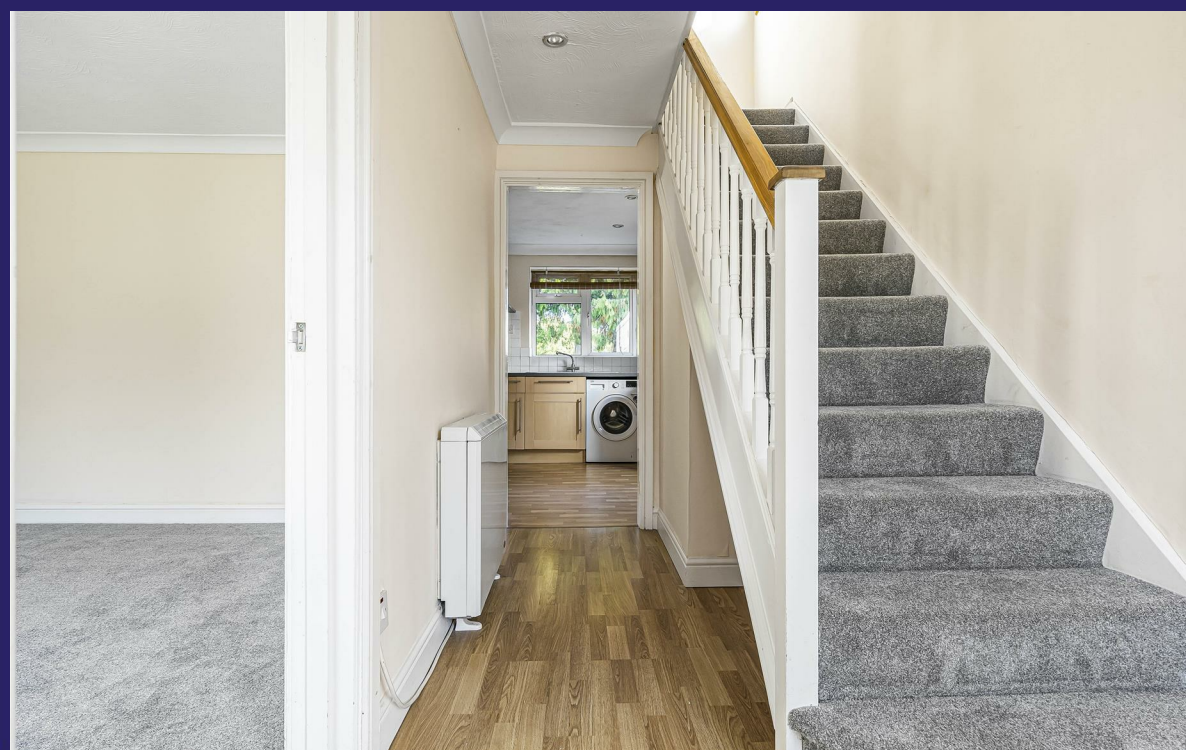
- Freehold
- Council Tax Band - A
- Construction - Standard
- Mains Electricity
- Internet - Please check with Ofcom Website
- EPC Rating - E
- Council - Cherwell District Council
- Mains Water - Thames Water
- Mobile Phone Coverage - Please check using Ofcom Website
- Storage Heating

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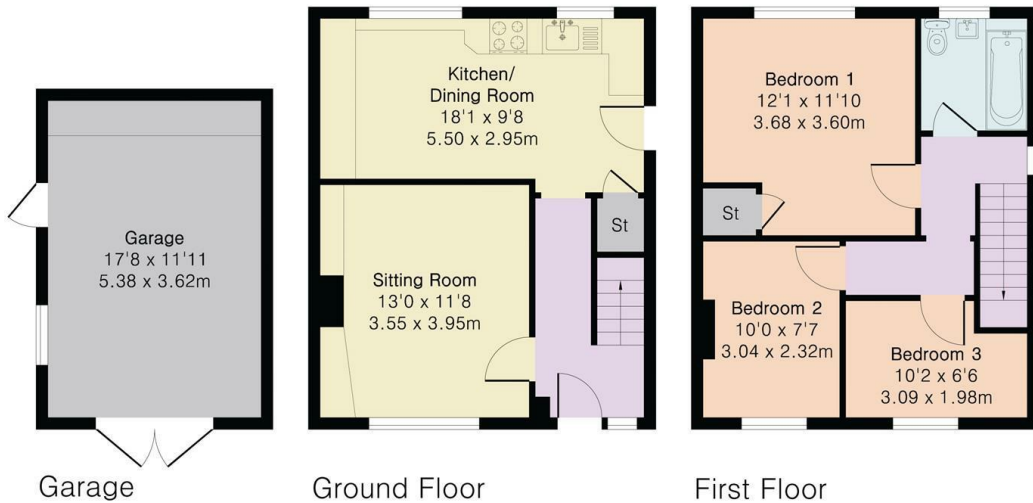


**Approximate Gross Internal Area 802 sq ft - 74 sq m  
(Excluding Garage)**

Ground Floor Area 401 sq ft – 37 sq m

First Floor Area 401 sq ft – 37 sq m

Garage Area 210 sq ft – 19 sq m



A Three Bedroom updated family home located in the popular village of Fritwell available with NO UPPER CHAIN. The property briefly comprises, entrance hallway, living room, kitchen/diner/breakfast room, electric storage heating. On the first floor there are three bedrooms and family bathroom. Outside there is a driveway providing parking for 3/4 cars leading to a generous size garage. There is a generous size private rear garden being mainly laid to lawn. An internal inspection comes 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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