



Quadrant Estate Agents

£400,000

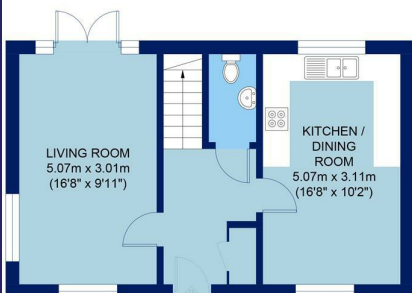


## 44, Launton Road

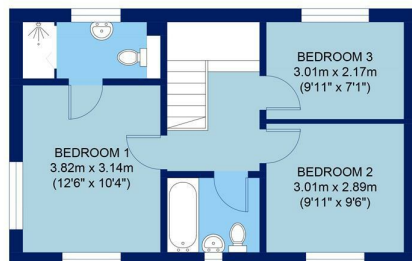
Bicester, OX26 6PZ

A Three bedroom Taylor Wimpey Yewdale design detached family home available with NO ONWARD CHAIN located within walking distance of Bicester Town Centre, Bicester Village Station & Garth Park. The property briefly comprises; entrance hallway, cloakroom, living room, kitchen/dining area, on the first floor there are three bedrooms with en-suite to master bedroom. Outside there is a front & additional side garden with a generous size enclosed rear garden. Parking is to the rear with Two spaces. Property Title is Freehold with a management of approx £250.00 per anum payable to Remus (management company)

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IN  
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 467 SQ FT



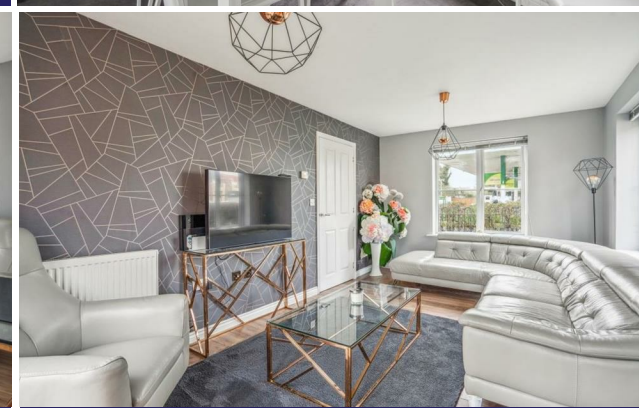
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 464 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 931 SQ FT / 86.5 SQ M  
44 LAUNTON ROAD

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

## ACCOMMODATION

- Three Bedroom Detached Home
- Built By Taylor Wimpey in 2010
- Walking Distance to Bicester Village Station / Town Centre / Garth Park.
- Cloakroom
- Living Room
- Kitchen / Dining Area
- En-suite to Master Bedroom
- Generous Size Rear Garden
- Two Allocated Parking Spaces
- Title Freehold with approx £250.00 per annum management fees.



10Market Square, Bicester, Oxfordshire, OX26 6AD

t 01869 241166

sales@quadrant-estates.co.uk

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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.