



**Quadrant Estate Agents**

**£465,000**



**Corncrake Way, Bicester, OX26 6UF**  
**3 Bedrooms & 2 Bathrooms**

- Freehold
- EPC Rating - D
- Construction - Brick under Tiled Roof
- Mains Gas - OVO
- Mobile Phone Coverage - Please check using Ofcom Website
- Council Tax Band - D
- Council - Cherwell District Council
- Mains Electricity - EON NEXT
- Mains Water - Thames Water
- Internet Coverage - Please check using Ofcom Website

01869 241166

[quadrantestateagents.co.uk](http://quadrantestateagents.co.uk)

10 Market Square, Bicester, OX26 6AD



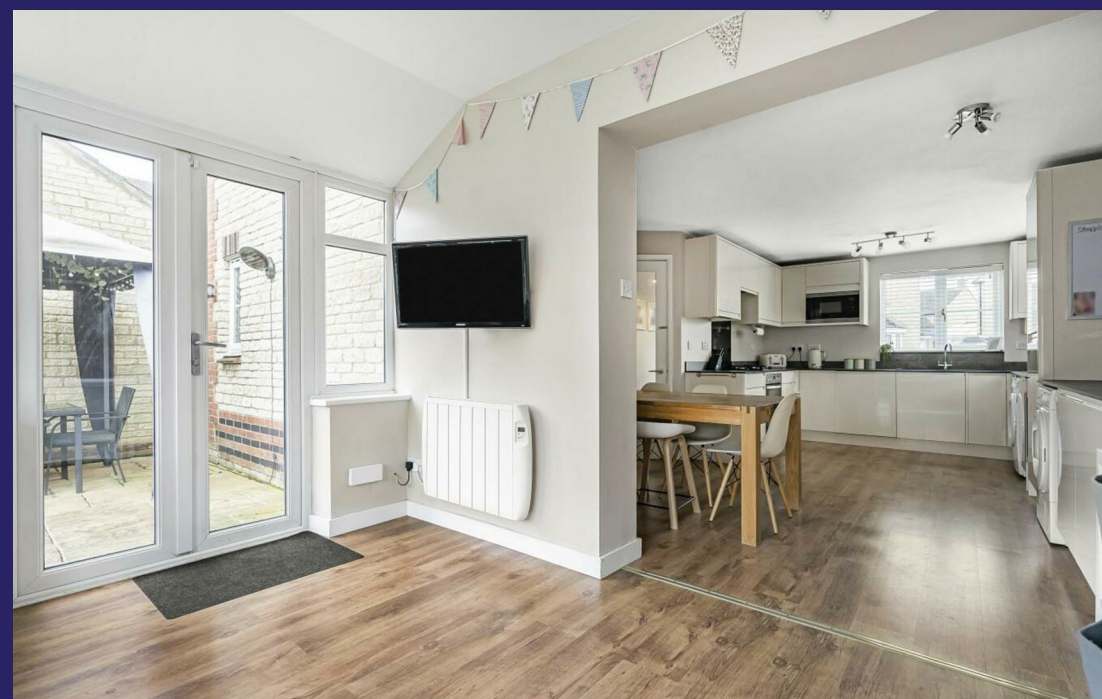




01869 241166  
quadrantestateagents.co.uk  
10 Market Square, Bicester, OX26 6AD







01869 241166  
quadrantestateagents.co.uk  
10 Market Square, Bicester, OX26 6AD





### Approximate Gross Internal Area 1304 sq ft - 121 sq m

Ground Floor Area 522 sq ft – 49 sq m

First Floor Area 391 sq ft – 36 sq m

Second Floor Area 391 sq ft – 36 sq m



Ground Floor



First Floor



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



A deceptively spacious Three Bedroom Detached Town House situated on the popular 'New Langford' development within walking distance to Bicester Village Train Station, main Town Centre & Bicester Village available with NO ONWARD CHAIN. This well presented family home boasts generous accommodation to include study, modern kitchen/dining area leading through to conservatory, cloakroom. On the First Floor is a large triple aspect lounge followed by Bedroom Three. The Top Floor offers a master bedroom with en-suite, Bedroom Two with built in wardrobes and a family bathroom. Outside there is a driveway leading to a single garage and gated side access leads through to an enclosed, landscaped rear garden. An internal viewing 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.

01869 241166

[quadrantestateagents.co.uk](http://quadrantestateagents.co.uk)

10 Market Square, Bicester, OX26 6AD

