



Quadrant Estate Agents

£525,000



Aintree Way, Bicester, OX26 1DR
5 Bedrooms & 3 Bathrooms

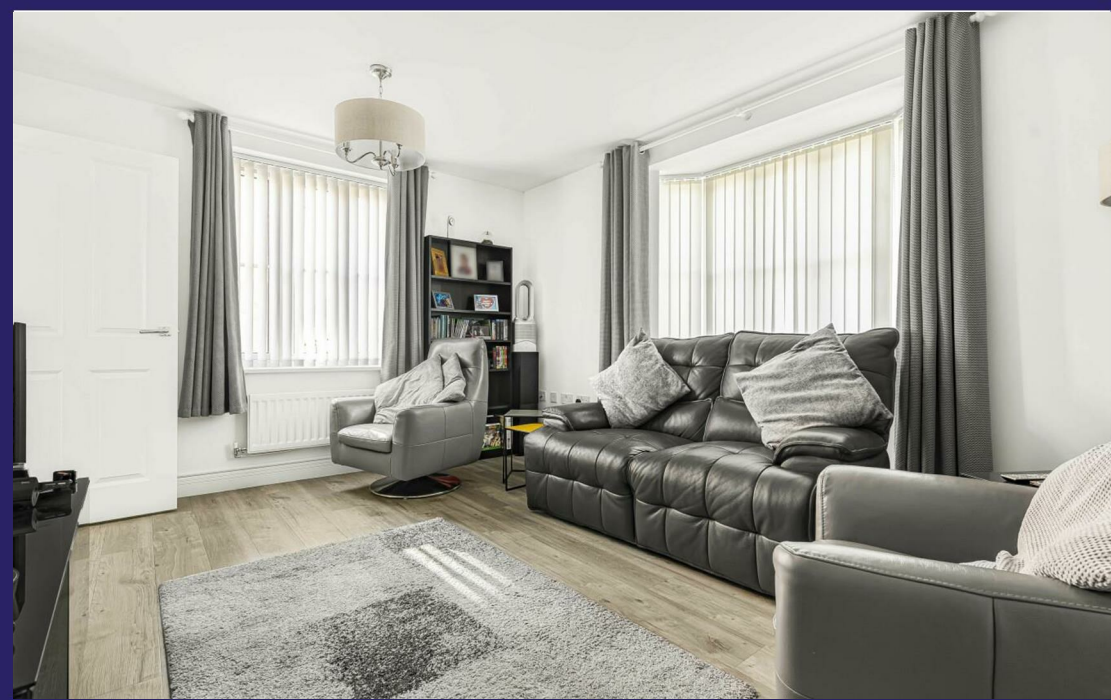
- Freehold
- EPC Rating - B
- Construction - Brick under Tiled Roof
- Mains Gas - Octopus
- Mobile Phone Coverage - Please check using Ofcom Website
- Council Tax Band - F
- Council - Cherwell District Council
- Mains Electricity - Scottish Power
- Mains Water - Thames Water
- Internet Coverage - Please check using Ofcom Website

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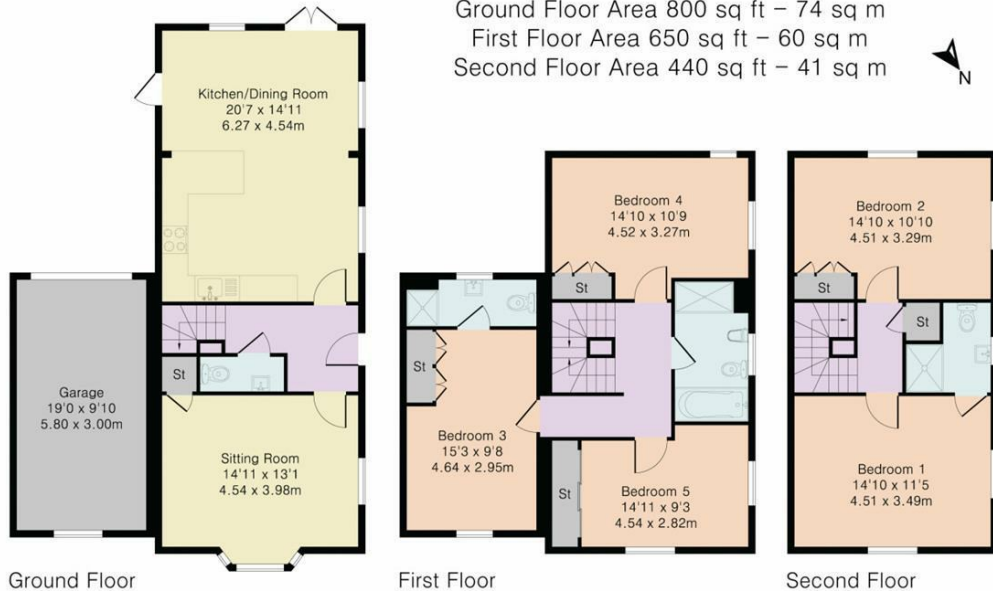


Approximate Gross Internal Area 1890 sq ft - 175 sq m

Ground Floor Area 800 sq ft – 74 sq m

First Floor Area 650 sq ft – 60 sq m

Second Floor Area 440 sq ft – 41 sq m



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 very well presented, substantial family home, available with NO ONWARD CHAIN, located on the highly sought after Kingsmere development close to all local amenities, popular primary school, good bus route and excellent road and rail links. The property briefly comprises; entrance hallway, cloakroom, living room, kitchen / dining room with access leading through to a single garage & driveway. The first floor comprises of the main four piece family bathroom, three double bedrooms, all with integrated wardrobes and a master bedroom with ensuite shower room. The top floor has the two final double bedrooms one of which has an additional ensuite. All bedrooms have their own wired network connection. Outside at the rear of the property is a block paved driveway leading to a partitioned single garage, allowing secure parking for 3/4 vehicles. Gated side access leads through to a fully enclosed, brick walled rear garden with a good size patio area. An internal 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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