



**Quadrant Estate Agents**

**£440,000**



**Kings End, Bicester, OX26 2AD**  
**3 Bedrooms & 1 Bathrooms**

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

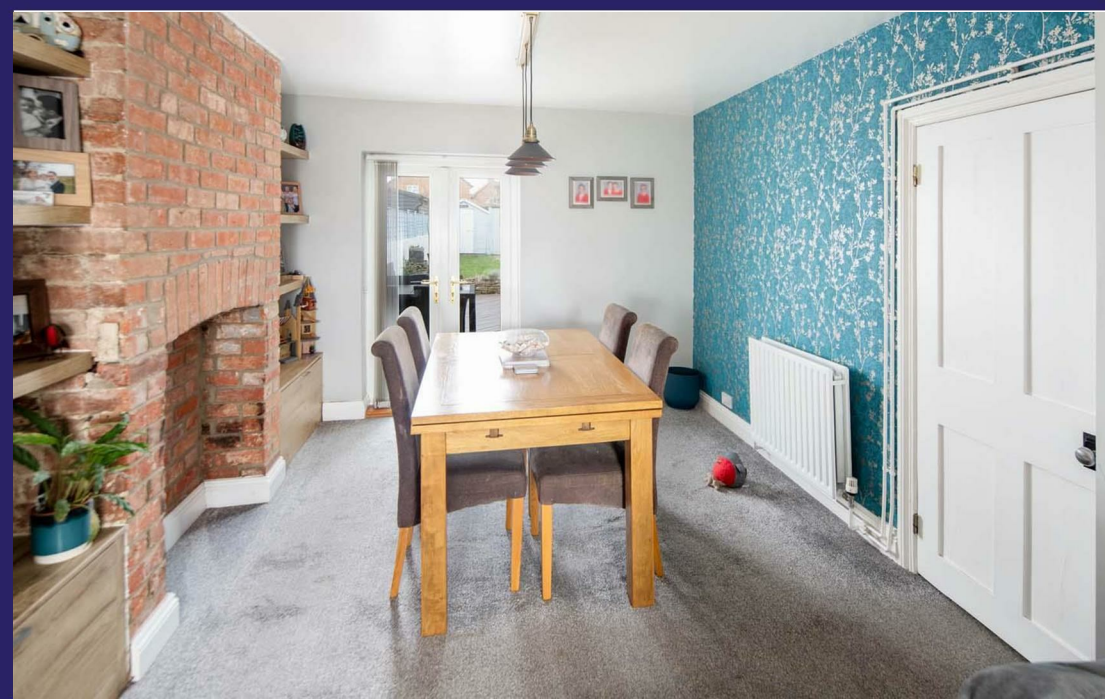
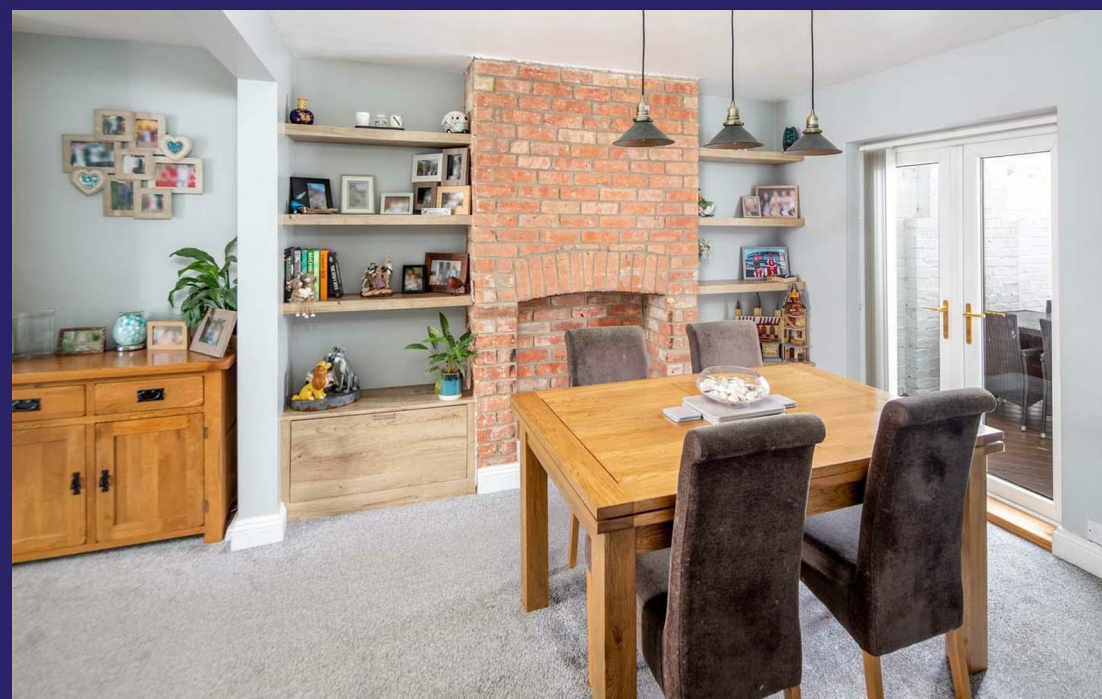
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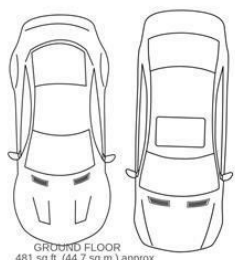




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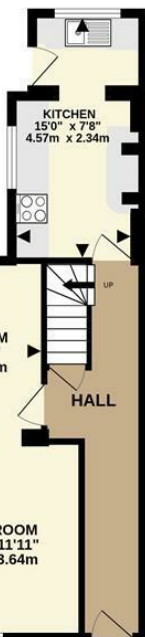


GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.

44 KINGS END, BICESTER, OXON. OX26 2AD

TOTAL FLOOR AREA : 1183 sq.ft. (109.9 sq.m.) approx.

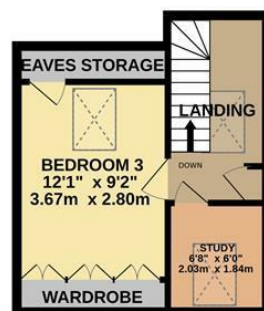
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



2ND FLOOR  
258 sq.ft. (24.0 sq.m.) approx.



A Deceptively Spacious and very well presented Three Storey Victorian Terraced House (circa 1890) comprising ; Living Room, Dining Room, Extended Kitchen, Two Double Bedrooms and Bathroom to First Floor and Double Bedroom plus Study/Office to Second Floor, Large Rear Garden, Off-Road Parking for Two Cars with EV Charger. Very close to Bicester Town Centre, Bicester Village and Local Amenities.

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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