



**Quadrant Estate Agents**

**£340,000**



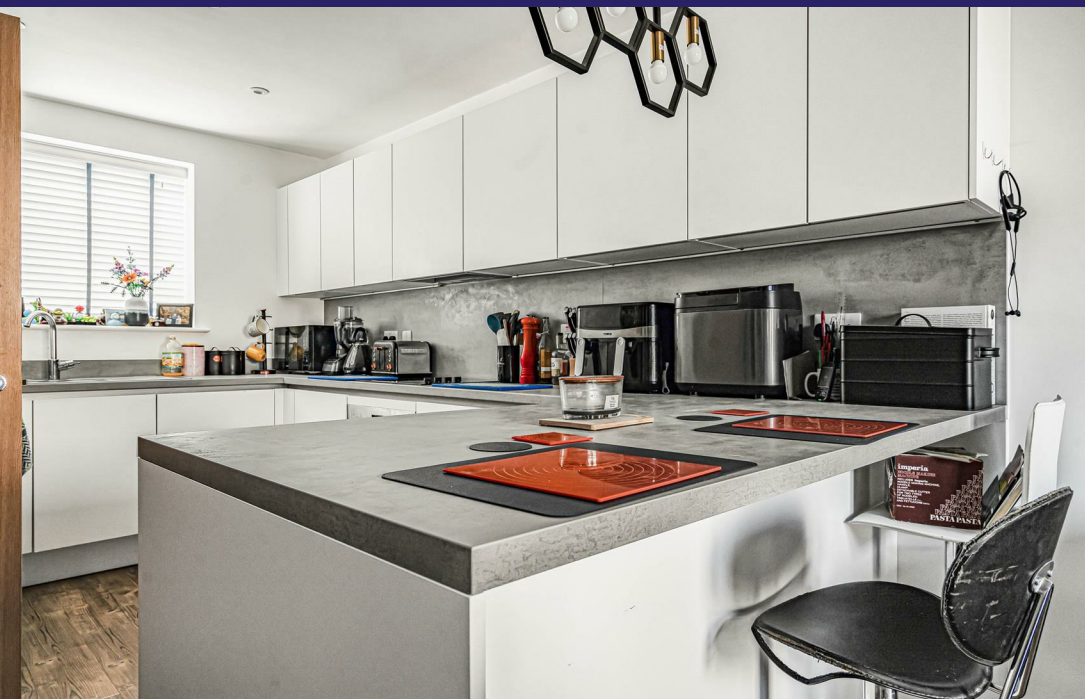
**Braeburn Avenue, Bicester, OX27 8BP**  
**2 Bedrooms & 1 Bathrooms**

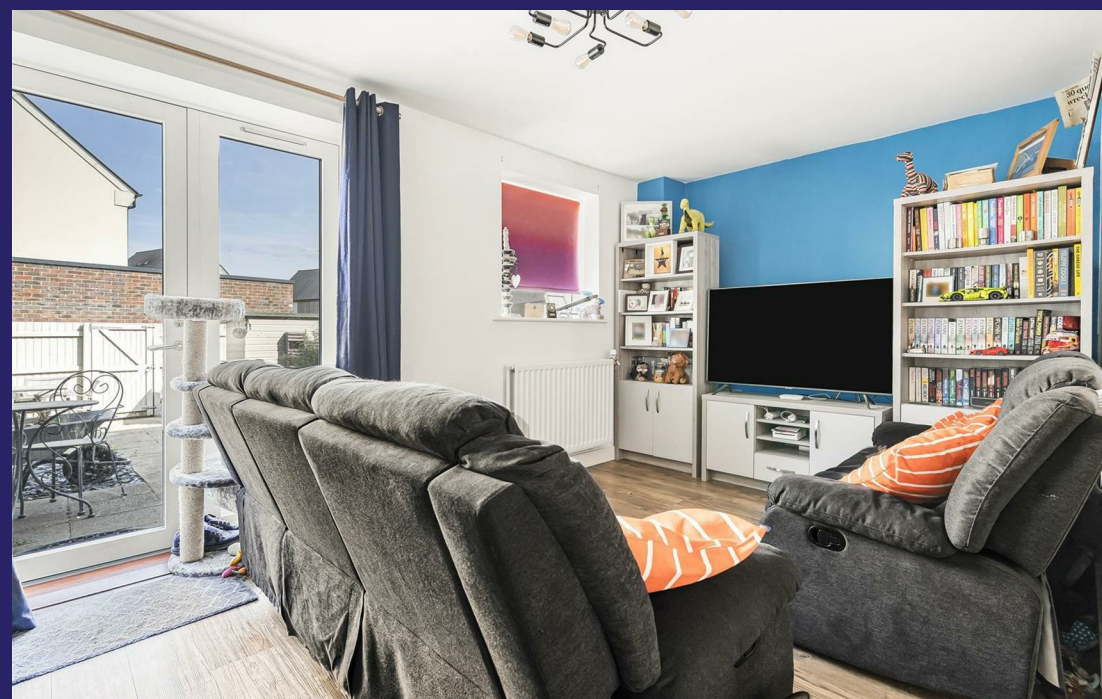
- Freehold
- Council Tax Band - C.
- Construction - Standard
- Electricity - Mains Electricity
- EPC Rating - A
- Council Tax - Cherwell District Council
- Mains Water - Thames Water
- Heating - Community Scheme / SSE Heating on Site
- Mobile Phone Coverage - Please check using Ofcom Website
- Internet - Please check using Ofcom Website

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10 Market Square, Bicester, OX26 6AD





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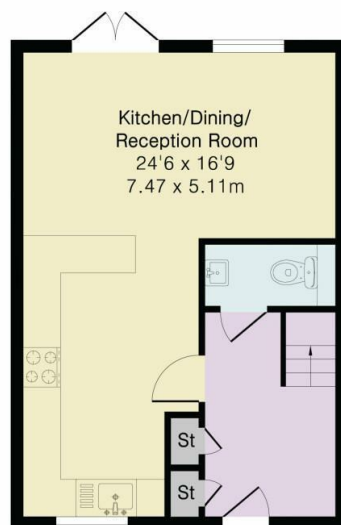
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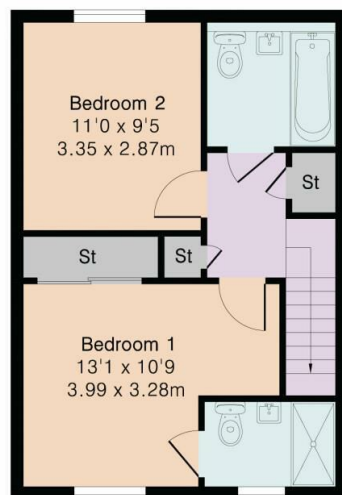
**Approximate Gross Internal Area 808 sq ft - 76 sq m**

Ground Floor Area 404 sq ft – 38 sq m

First Floor Area 404 sq ft – 38 sq m



Ground Floor



First Floor

Set within the award-winning Elmsbrook development on the outskirts of Bicester Town Centre, this Two- Double Bedroom eco friendly home offers light & airy spacious accommodation. Designed with sustainability at its core, this development combines high-spec homes with a real sense of community living. The property briefly comprises: Entrance Hallway, stairs rising to First Floor, Cloakroom, Kitchen with integrated appliances & Breakfast Bar leading through to Living Room with Patio Doors leading onto an Enclosed Rear Garden. On the First Floor there are Two Double Bedrooms with En-Suite Shower Room to Master Bedroom and Family Bathroom. Outside there are Front & Rear Gardens, a Generous size Single Garage with Parking in front. Further benefits also include: Rainwater Harvest Tank, Solar Panels (owned) and Passive Air Purification System. Bus Stop with services into Bicester Town, Bicester Village & Mainline Train Station. Service Charges Apply, currently £36.31 per month approx



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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