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## Duxford Close

Bicester - £310,000

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# Duxford Close

Bicester



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This generous sized 2 bedroom house is ideal for first time buyers or investors..

Situated in Glory Farm, this fantastic home is nestled in the corner of the close, with a front lawn, parking for 2 cars, and a private rear garden that also wraps around the side of the house with a generous sized shed.

Stepping in through the enclosed porch there is under stairs storage and a door leading to the living room which has a feature gas fire and patio doors opening onto the rear garden. The kitchen/dining room is fitted with a range of cream units with wood effect work tops, gas hob, oven and stainless steel extractor hood and space for a washing machine, dishwasher and fridge freezer. This dual aspect room has a dedicated dining area and has ceramic tiled flooring.

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Upstairs there are two double bedrooms with laminate wood flooring, and the family bathroom with shower above the bath, WC and pedestal sink. The master bedroom benefits from fitted wardrobes. The fully enclosed, rear garden is laid mainly to lawn with a patio area ideal for summer entertaining, a path leads around to the side garden with access to the large shed.

The property is double glazed with gas central heating and is within easy access to local shops and Bicester North train station. The Cooper Secondary school and Glory Farm primary school are both within a short walking distance.

Key information:

Tenure: Freehold

EPC grade: C

Council Tax band: B

Estimated broadband speeds: standard 7 mbps, superfast 53 mbps, ultrafast 1000mbps

Mobile signal (expected indoor signal) : O2, EE & Vodafone good, Three is limited.

Flood risk: rivers no risk, surface water medium risk.

Anticipated rental yield: 5%







## Duxford Close, Bicester, OX26

Approximate Area = 646 sq ft / 60 sq m

For identification only - Not to scale

**IMS** is an independent and whole of market mortgage brokerage, sales and lettings agency and property investment group providing bespoke solutions for all your property needs.

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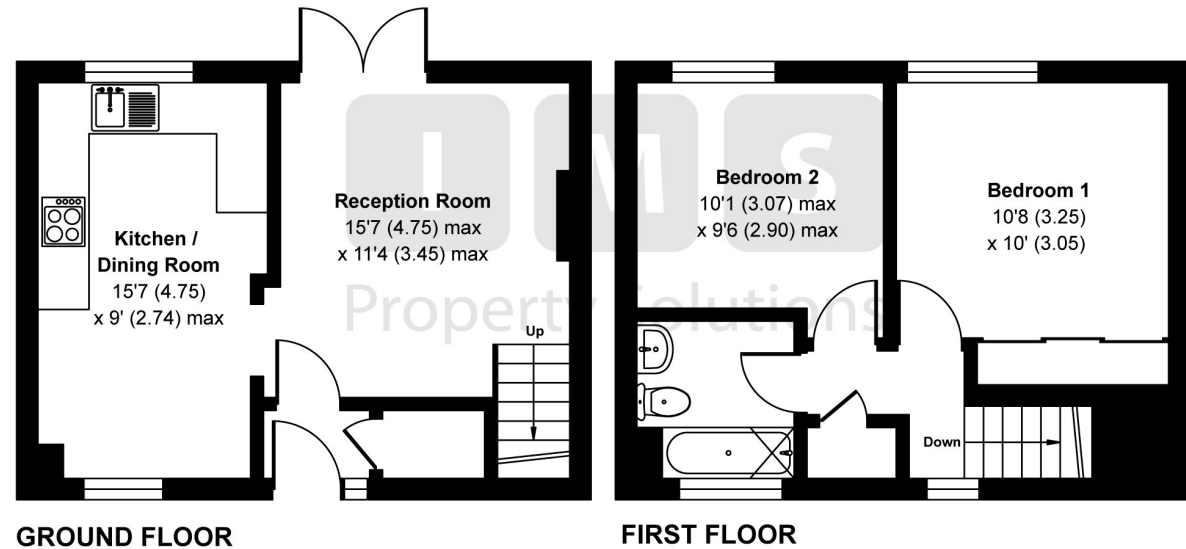
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Measurer

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