



12 Laburnum Close, Ambrosden

Bicester

Fixed Price £285,000



12 Laburnum Close

Ambrosden, Bicester

Delightful 2-Bedroom Family Home in the Sought-After Village of Ambrosden

IMS is pleased to present this well-maintained and inviting two-bedroom terraced home, ideally located in the friendly village of Ambrosden — a perfect place for families seeking space, comfort, and community.

The ground floor offers a welcoming entrance hall with handy built-in storage — ideal for keeping everyday essentials neatly tucked away. From here, you'll find a bright and spacious living room, perfect for family relaxation, along with a separate, modern kitchen fitted with solid oak cabinetry and high-quality integrated appliances including a fridge freezer, washing machine and dishwasher.



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One of the standout features of this home is the generous conservatory, beautifully tiled and flooded with natural light. Bi-fold doors open from both the kitchen and lounge, creating a wonderful open flow and providing the ideal spot for a family dining area, playroom, or tranquil retreat.

Solid oak flooring flows throughout the ground floor, giving the home a sense of warmth and continuity, while the entire property has been freshly decorated — ready for its next owners to move straight in.

Upstairs, the home offers two well-sized bedrooms and a family bathroom with an overhead shower, plus a separate WC for added convenience — ideal for busy mornings.

Outside, the private rear garden is both low-maintenance and inviting, featuring an attractive Indian sandstone patio — perfect for entertaining, playing, or simply relaxing on summer afternoons. The property also benefits from two allocated parking spaces.







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Set within the popular village of Ambrosden, this home is just a short walk from a local shop, post office, and primary school. It offers the peace and charm of rural living while being just 2.3 miles from Bicester, with its excellent shopping, dining, and transport links.

This is a fantastic opportunity for families or first-time buyers looking for a welcoming home in a well-connected village setting. KEY INFORMATION:

Price £285,000

EPC D

Council Tax A

Tenure: Freehold

Non Standard Construction: Reema Conclad (precast concrete panels)

Estate Management Charge: Approximately £42 payable per month, to cover the public areas on the estate

Utilities: Mains gas & electricity

Water supply: Ancala Water Services

Central heating: Gas

Parking: 2 allocated parking spaces, 1 outside house and 1 on road leading to the property.

Broadband estimated speed: 1800 mbps superfast fibre

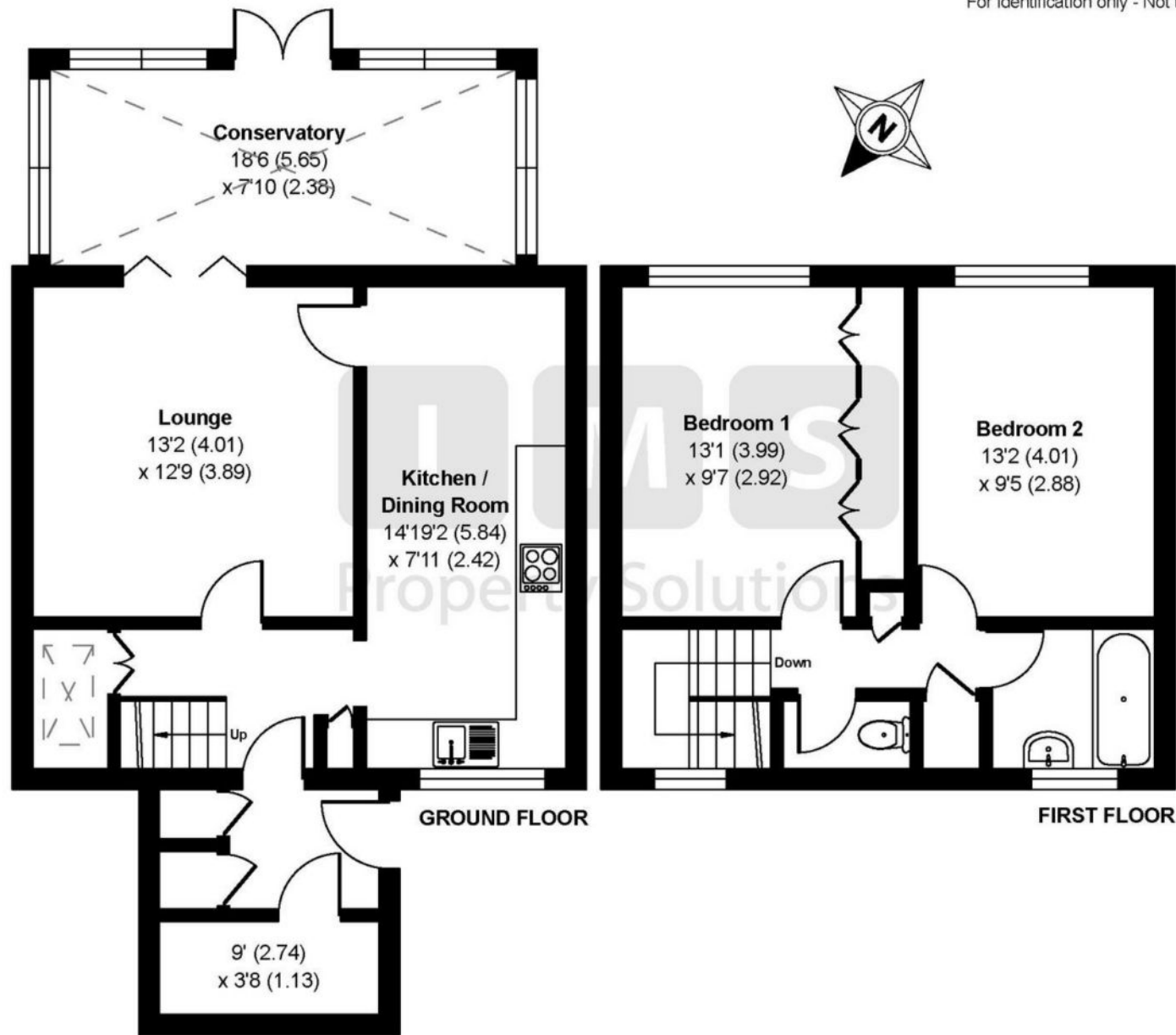
Mobile coverage: Please see <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Flood risk: Rivers and Seas - No Risk, Surface water - very low

Laburnum Close, Ambrosden, Bicester, OX25

Approximate Area = 1057 sq ft / 98.1 sq m

For identification only - Not to scale





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