



LEECHADWICK
SOLICITORS LLP
& ESTATE AGENTS



Wear Road

Bicester

Price £299,995

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Local Authority: Cherwell District Council

Council Tax Band: C for 2024/2025 - Tenure: Freehold

3 Bedroom Terraced Family House presented in Good Order with Sitting Room, Kitchen/Dining Room, Garage in separate block.

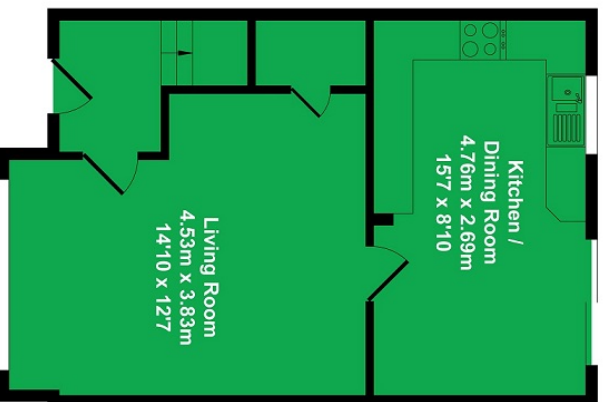
SOLD WITH NO ONWARD CHAIN

The property comprises:

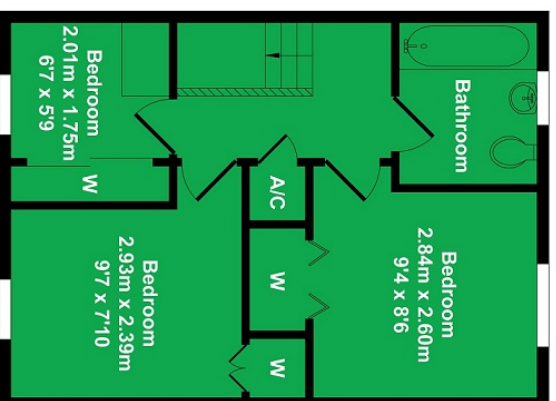
- Entrance Hall
- Fitted Kitchen/Dining Room with Patio doors to Garden
- Front Facing Living Room
- Three Bedrooms with built in wardrobes
- Family Bathroom
- Garden to rear with Patio



Garage
Approx. Floor
Area 12.0 Sq.M.
(129 Sq.Ft.)



Ground Floor
Approx. Floor
Area 33.70 Sq.M.
(363 Sq.Ft.)



First Floor
Approx. Floor
Area 31.80 Sq.M.
(342 Sq.Ft.)



Total Approx. Floor Area 834 Sq.Ft. (77.50 Sq.M.)













Bicester is a historic market town in the Cherwell District of Oxfordshire with excellent transport links, and the famous Bicester Village outlet shopping centre. Bicester is also one of the fastest-growing towns in Oxfordshire and nationally a designated area for growth and development.

The market town also benefits from a variety of schools, including nurseries, primary schools, and a secondary school with a sixth form. The Bicester School is a co-educational secondary school and sixth form located in the heart of Bicester. There are other schools in the area which include St Edburg's Primary School in Kingsmere and Gagle Brook Primary School in North West Bicester.

Disclaimer: Lee Chadwick endeavours to ensure that the floorplans, measurements and descriptions are accurate but cannot accept any responsibility for any errors, misstatements or omissions. In any event all measurements are approximate and these particulars are intended for guidance purposes only. Wide angled lenses may have been used for the photography. Lee Chadwick has not tested any appliances and purchasers should not assume that any reference to them means that they are included in the sale. It should not be assumed that any necessary planning or building regulation or listed building consents have been obtained. Any warranty or representation in relation to the property may not be relied upon. These particulars may not be included or relied

upon in any offer nor may they form part of any contract. Purchasers must rely on their own inspection, legal enquiry and survey in all respects

Our ref: KR/THO077