

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Avocet Way

Bicester, OX26 6YN

£233,000 Freehold





- One bedroom terraced house
- Located in quiet cul-de-sac
- Living room with French doors to garden
- Double glazing
- Nearby shops
- No onward chain
- Allocated parking
- Rear garden with gated access
- Electric heating
- Full fibre broadband (FTTP)

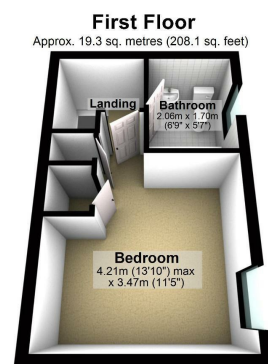
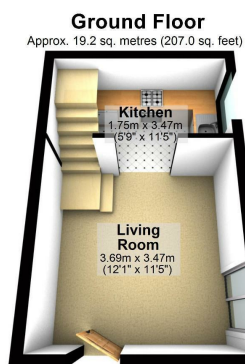
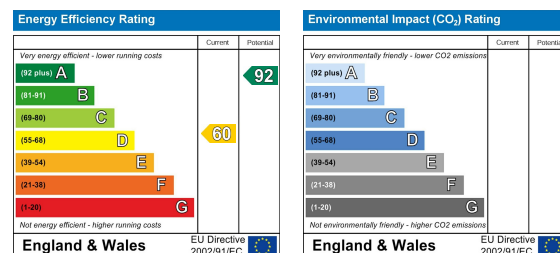
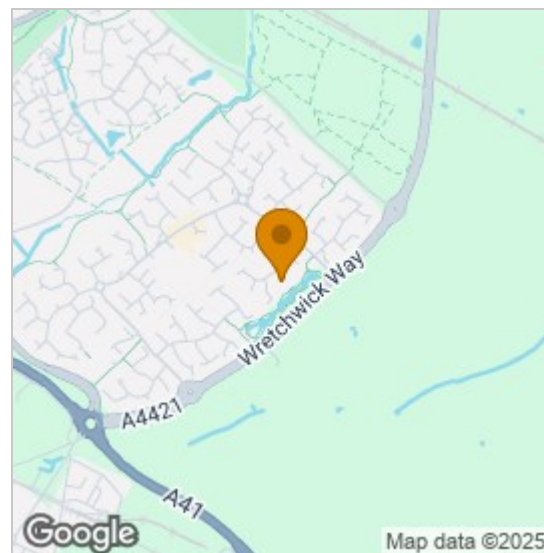
Located at the end of a quiet residential cul-de-sac on the popular Langford Village development. The house is offered to the market with no onward chain and benefits from a walled in garden and parking.

The accommodation includes a living room with patio doors to the sunny rear garden, kitchen with built-in oven, ceramic hob and space for appliances. On the first floor the spacious bedroom overlooks the garden and there is a built-in wardrobe, while the bathroom has a shower over the bath.

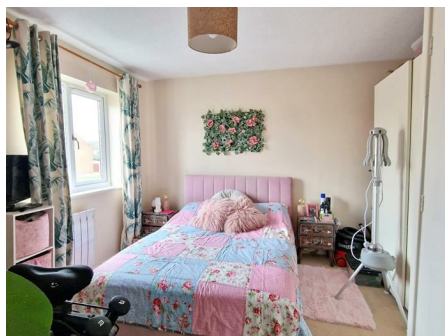
The property is double glazed and has electric heating. Outside there is an allocated parking space to the rear and the parking to the front is on a first come first served basis.

Local amenities include a primary school, nursery, bank of shops with a supermarket, coffee shop and pub with restaurant. There are also nearby walks around the landscaped lakes on the estate.

## Area Map



Total area: approx. 38.6 sq. metres (415.1 sq. feet)



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

37 Market Square, Bicester, OX26 6AG

Tel: 01869 321999 Email: [bicester@hunters.com](mailto:bicester@hunters.com) <https://www.hunters.com>

