



Connells

Fieldfare Close  
Bicester



### Property Description

Sold with no onward chain, this three bedroom semi-detached property, situated on the sought-after New Langford Village development, benefits from en-suite to master, conservatory, garage / multi-use room, ground floor cloakroom, driveway parking at the end of a cul-de-sac, positioned with good access to Bicester town centre, Bicester Village and Bicester Village train station.

The property itself is approximately 0.5 miles from Bicester Village station, offering direct express train service to London Marylebone and Oxford City Centre, and gives good access to Bicester Village Shopping Centre.

The property is approximately 1 mile away from Bicester town centre where you will find a wide range of local amenities including restaurants, shops and Pioneer Square development with multi-screen cinema and Sainsbury's superstore.

The M40 motorway is approximately 4.0 miles away and provides you with direct motorway links to London and Birmingham.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

## Entrance Hall

## Kitchen

9' 3" x 7' 4" ( 2.82m x 2.24m )

## Reception Room

16' 8" max x 13' 10" ( 5.08m max x 4.22m )

## Conservatory

12' 10" x 10' 7" ( 3.91m x 3.23m )

## Ground Floor Cloakroom

## Bedroom One (en-Suite)

11' 9" x 8' 8" ( 3.58m x 2.64m )

## Bedroom Two

10' 11" x 8' 8" ( 3.33m x 2.64m )

## Bedroom Three

8' 10" x 5' 6" ( 2.69m x 1.68m )

## Wet Room / Shower Room

## Garage / Multi-Use Room

## Agent's Note

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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: Awaited**

**view this property online [connells.co.uk/Property/BIC308529](http://connells.co.uk/Property/BIC308529)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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