



Connells

Brook Road
Bicester



Property Description

Offered for sale with no chain is this fantastic two double bedroom linked-detached bungalow, situated in the sought-after location of Kings Meadow.

The fitted kitchen, with views of the rear garden, has fitted wall and base units with an electric oven and hob, with space for a dishwasher, the kitchen area has the potential to house a small dining table.

The dining room is situated at the front of the property, has a bay window, and has a relatively new carpet of which also goes through to the living room area.

Here you have an electric fireplace feature and access to the rear garden via patio doors. Both double bedrooms incorporate built-in storage.

With power, lighting and draining connections in the good size garage, this can be used as multiuse area, plus it also provides access to the rear garden.

Situated on the well-established Kings Meadow estate, the property is close to amenities and schools.

The property is approximately 1.7 miles 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 property itself is approximately 2.0 miles from Bicester North station (connecting to Chiltern Railways line between Birmingham and London Marylebone) and approximately 2.1 miles from Bicester Village station (connecting to the Chiltern Railways line between Oxford and London Marylebone).

Entrance

Dining Room

13' 8" x 10' 8" (4.17m x 3.25m)

The dining room is situated at the front of the property, has a bay window, and has a relatively new carpet of which also goes through to the living room area, you can also access the kitchen.

Living Room

14' 10" x 10' 10" (4.52m x 3.30m)

Relatively new fitted carpet, electric fireplace feature and access to the rear garden via patio doors, as well as

access to the bedrooms and shower room.

Kitchen

14' 2" x 10' 10" (4.32m x 3.30m)

The fitted kitchen, with views of the rear garden, has fitted wall and base units with an electric oven and hob, with space for a dishwasher, the kitchen area has the potential to house a small dining table, and has access to the garage.

Bedroom One

12' 2" x 8' 11" (3.71m x 2.72m)

Situated at the back of the property, this double bedroom has built-in floor to ceiling storage, and views to the rear garden.

Bedroom Two

11' 11" x 8' 11" (3.63m x 2.72m)

This double bedroom has built-in floor to ceiling storage and is positioned to the front of the property.

Shower Room

Fully tiled shower room, with shower cubicle, WC, basin and towel rail. This is also where the built-in airing cupboard is located.

Garage

19' 11" x 9' 11" (6.07m x 3.02m)

The spacious garage has an electronic front door, power and lighting and also benefits from a store room to the rear, access to the kitchen and also to the rear garden.

Rear Garden

Patio area, mainly laid to lawn, the corner plot design offers good private space, plus the potential to extend (STPP). There is also a pond located in this mature garden.

Agent's Note

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.





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

T 01869 244761
E bicester@connells.co.uk

5 Market Square
 BICESTER OX26 6AA

EPC Rating: D

view this property online connells.co.uk/Property/BIC308595



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BIC308595 - 0003