



Connells

Lucerne Avenue  
Bicester



### Property Description

New to the market for the first time since 2009 is this three bedroom townhouse, located in the sought-after location of Bure Park. With the benefits of being close to a local shop, a hair salon, a pharmacy, a pub/restaurant and a primary school, this property is an ideal family home!

The property has a refitted Wickes kitchen that has been professionally installed and has a modern finish as well as fitted appliances. The kitchen opens up into the tiled roof conservatory which has insulation in the ceiling and spotlights.

The garage has been partly converted to accommodate a utility space which is very practical. Part of the garage has been left as storage space with access from the front of the house.

The living room comes with two Juliet balconies which is great for natural light coming into the room as well as having the option to open the doors on a warm day.

There are three double bedrooms in this house and bedroom one comes with a fitted wardrobe as well as an en-suite.

The property also benefits from solar panels on the roof, for hot water supply, owned outright. The property is ideally situated in close proximity of Bicester North train station.

## Kitchen

8' 10" max x 14' 8" extending to 11' 4" ( 2.69m max x 4.47m extending to 3.45m )

## Lounge

14' 8" x 13' 7" max ( 4.47m x 4.14m max )

## Part Converted Garage

10' 8" x 8' ( 3.25m x 2.44m )

## Conservatory

13' 2" x 7' 11" ( 4.01m x 2.41m )

## Bedroom One

10' 3" x 10' 10" ( 3.12m x 3.30m )

## Bedroom Two

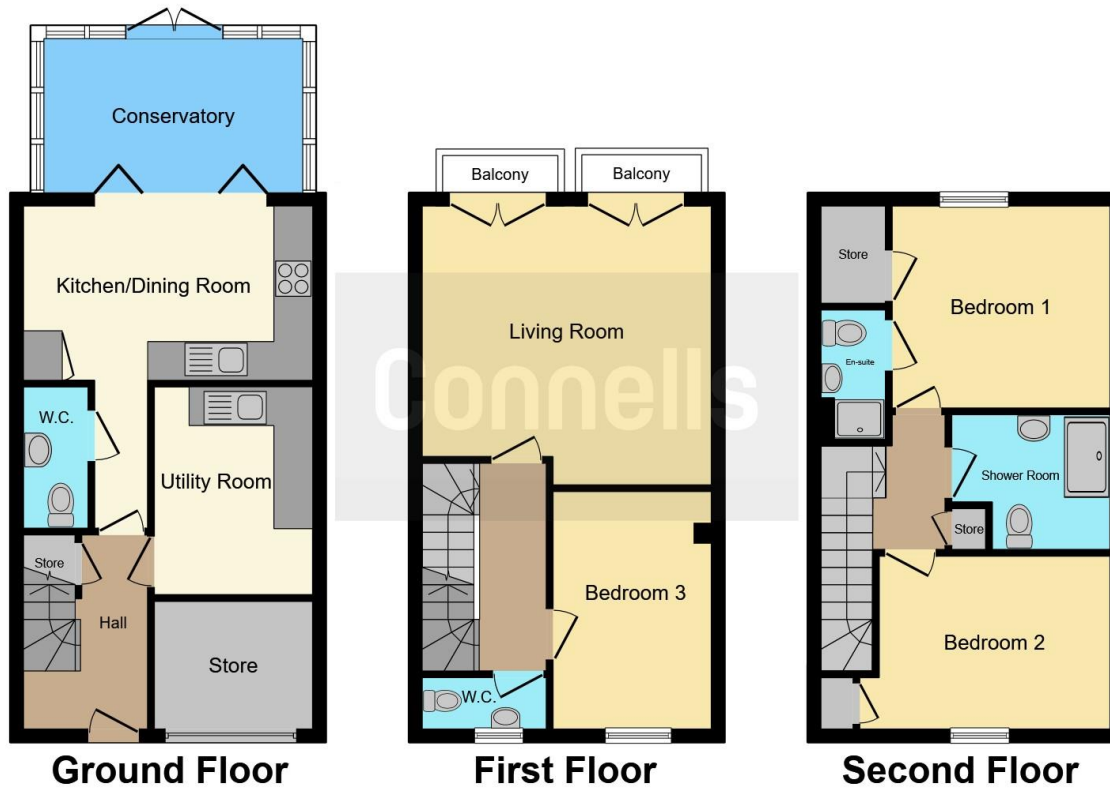
11' 5" x 6' 5" ( 3.48m x 1.96m )

## Bedroom Three

12' 1" x 8' 2" ( 3.68m x 2.49m )

## Bathroom





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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