



Connells

Heyford Leys
Upper Heyford, Bicester

Heyford Leys Upper Heyford, Bicester OX25 5LX

for sale offers in excess of
£250,000



Property Description

Sold with no onward chain, this well designed two double bedroom park home has a number of upgrades from when originally purchased.

You enter the property and notice the spacious L-shaped lounge with dining area, which benefits from windows on three sides, spotlights ensuring the room is bright and airy, electric fireplace feature, tower radiators and access point to the decking.

The fitted kitchen, with upgraded quartz worktops, benefits from built-in double oven, induction hob, fridge freezer and dishwasher and a fitted plinth heater. You can then access the utility room, which has the integrated washing machine and dryer, this is also the location for the boiler, and you have access out to the outside decking.

The bedrooms, both double bedrooms, are located towards the rear of the property, with the master bedroom having a walk-in wardrobe and an en-suite, with upgraded shower unit. The bathroom houses a walk-in rainforest shower, W.C. and basin.

Outside, you have a composite decking area, fitted with glass panels, whilst having porcelain patio laid along the side of the property, whilst on the other side of the property you have driveway parking for one vehicle.

Situated in the picturesque Oxfordshire countryside, Duvall Park provides residents with all the benefits they would expect from modern country life, including a high street, shops, pub, a primary and secondary school.

Lounge with Dining Area

19' 1" extending to 20' 8" x 9' 5" (5.82m extending to 6.30m x 2.87m)

The L-shaped lounge with dining area benefits from windows on three sides, spotlights ensuring the room has a bright and airy feel, remote control electric fireplace feature, tower radiators and access point to the decking area.

Kitchen

9' 5" x 7' 8" (2.87m x 2.34m)

The fitted kitchen, with upgraded quartz worktops, benefits from built in double oven, induction hob, fridge freezer and dishwasher and a fitted plinth heater.

Utility Room

The fitted utility room has the integrated washing machine and dryer, this is also the location for the boiler, and you have access out to the outside area.

Central Walk Way

This is where you have access to the bedrooms and the bathroom, the airing cupboard is also located here.

Master Bedroom

9' 5" x 9' 1" (2.87m x 2.77m)

The master bedroom, located towards the rear of the property, is a double bedroom with walk-in wardrobe and an en-suite, of which has an upgraded shower unit.

Bedroom Two

9' 5" max x 10' max (2.87m max x 3.05m max)

Also located to the rear of the property, a double bedroom incorporating built-in storage and has dual aspect windows.

Bathroom / Shower Room

Tiled area with a walk-in rainforest shower, W.C. and basin.

Garden Area

Fitted with 4 metre x 2 metres composite decking area, incorporating glass panel rails, and a porcelain patio along the side of the property. On the other side of the property you have drive way parking suitable for one vehicle.





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



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EPC Rating: Exempt

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

Tenure:



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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