



**Connells**

Tancred Grove  
Ambrosden, Bicester



### Property Description

This spectacular semi-detached one bedroom property, sold with no onward chain, built by the Graven Hill Development Company, benefits from a sought-after location, fresh décor with natural lighting throughout the property, and extra space downstairs that can be catered to your needs.

The ground floor of the property consists of the spacious, electrically operated garage and the bonus reception/multi-use room, which has the potential to be your home office, second living room or children's play area/games room. This inviting space also includes the downstairs toilet, equipped with WC and a pedestal sink.

The first floor presents an open-plan interior, which uniquely includes the primary reception room and contemporary kitchen. The kitchen offers high range appliances and plenty of space, it is of excellent quality and includes a modern breakfast bar area alongside a sizeable island. The living room is located to the side of the kitchen, with triple-glazed balcony doors encouraging natural light to flood through the room.

The master bedroom, also on the first floor, includes an abundance of storage space and built-in mirrored wardrobes. The bedroom also features patio doors opening out onto its Juliet balcony. The en-suite provides WC, sink, heated towel rail and shower, all in immaculate condition.

The garden, with access from the downstairs multi-use reception room, offers a decked seating area, with plenty of additional space for outdoor furniture.



## Entrance Hall

## Cloakroom

## Multi Use Room / Study

8' 8" x 6' 6" ( 2.64m x 1.98m )

## Bedroom

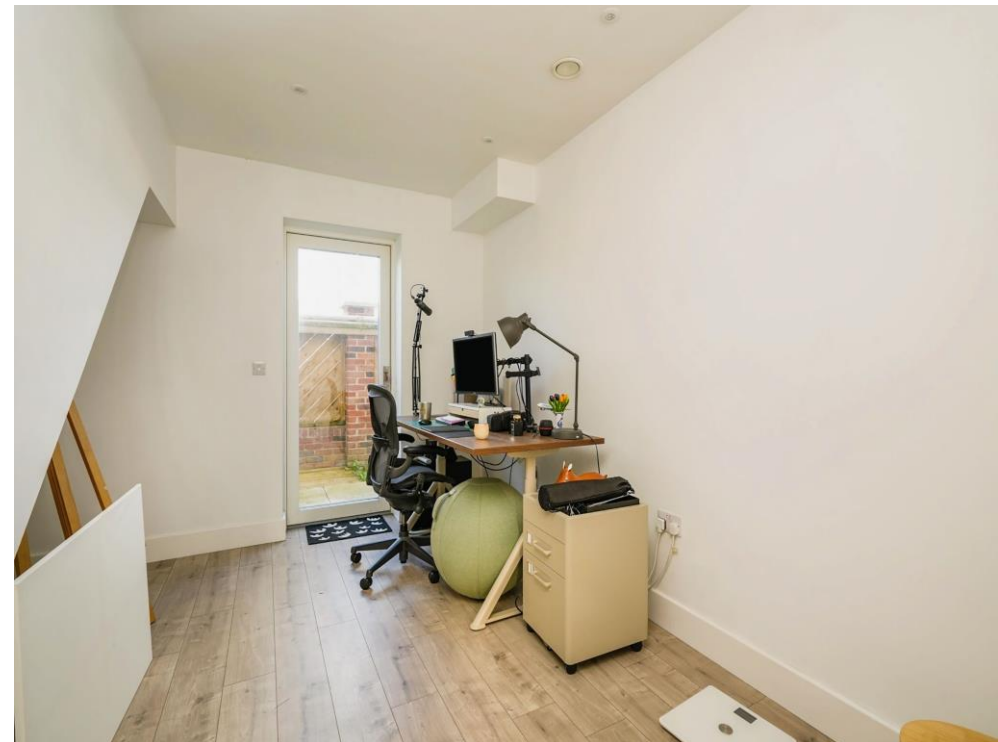
11' 1" x 9' 5" ( 3.38m x 2.87m )

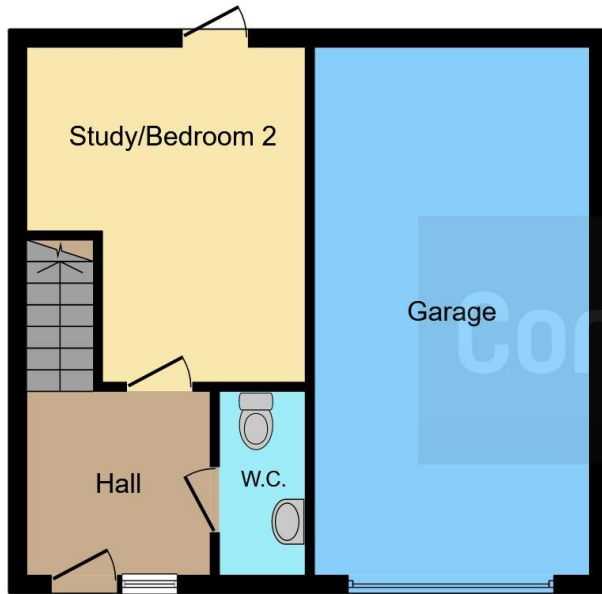
## En-Suite

## Open Plan Living Kitchen Area

20' 3" x 10' ( 6.17m x 3.05m )

## Garage





**Ground Floor**



**First Floor**



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.

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**EPC Rating: B**

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Tenure: Freehold



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