



Connells

Pine Close  
Bicester



### Property Description

Located in a cul-de-sac in the highly popular development of Southwold is this unique detached family home, is on the market with no onward chain and is well presented and providing good living space throughout.

The property consists of entrance hall, cloakroom, kitchen/ breakfast room, living room and a spacious conservatory on the ground floor. On the first floor of the property, you will find the three bedrooms, en-suite to the master bedroom and a family bathroom.

The property comes with a garden area, garage and driveway parking to the front of the property and benefits from a private enclosed rear garden.

Southwold is an area well served with local amenities, including local shops, primary school, community centre and local bus service to town.

Situated within Bicester, Bicester town centre offers a wide range of amenities that include; multi-screen cinema, Sainsbury's Superstore, restaurants and shops. Located in Bicester are the two train stations that has direct express services to London, Birmingham, and Oxford. Bicester North train station is approximately 1.3 miles from the property.

Call Connells today to arrange your viewing.

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

## Cloakroom

## Kitchen Breakfast Room

14' 10" x 8' 10" ( 4.52m x 2.69m )

## Living Room

15' 3" max x 13' 3" ( 4.65m max x 4.04m )

## Conservatory

12' 4" x 9' 10" ( 3.76m x 3.00m )

## Bedroom One

10' 10" x 9' 6" exc en-suite ( 3.30m x 2.90m exc en-suite )

## Bedroom Two

9' 10" x 9' 2" ( 3.00m x 2.79m )

## Bedroom Three

9' 10" x 5' 5" ( 3.00m x 1.65m )

## Family Bathroom

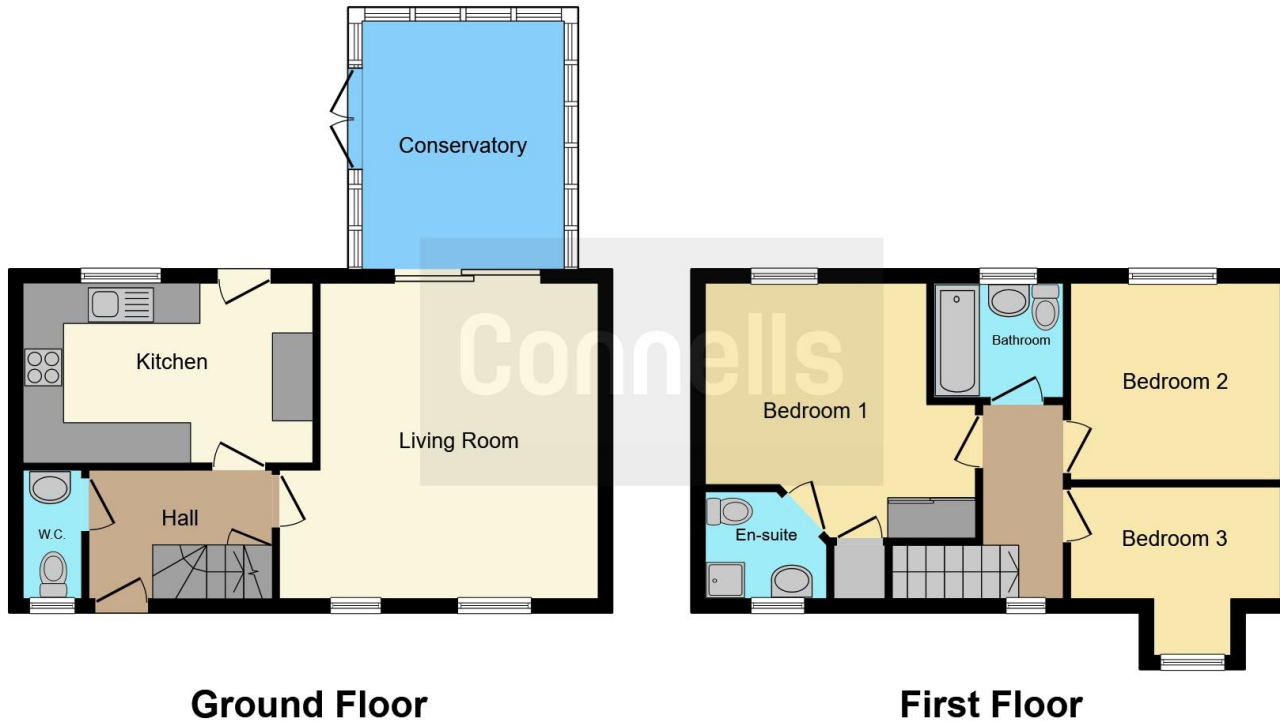
## Garage

16' 5" x 8' 2" ( 5.00m x 2.49m )

## Agent's Note

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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)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/BIC308837](http://connells.co.uk/Property/BIC308837)**

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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