



**Connells**

St. Edburgs Close  
Bicester



### Property Description

Welcome to a charming 2-bedroom detached bungalow. This home offers a spacious living room, perfect for relaxing or entertaining. The open-plan kitchen diner provides plenty of room for family meals and gatherings. A 17ft wide conservatory adds extra space and brings in plenty of natural light.

The loft is partly boarded, offering useful storage, and both the loft space and walls are well-insulated for year-round comfort and efficiency. The recently replaced roof comes with a 30-year guarantee and a new combi-boiler was installed last year, ensuring durability and peace of mind.

Outside, you'll find a garage, carport, and a gated driveway with ample parking space, making it convenient for multiple vehicles.

This bungalow combines comfort and practicality, making it a great place to call home. Contact us today to arrange a viewing and see for yourself.



## Lounge

16' x 12' 1" ( 4.88m x 3.68m )

## Kitchen

16' 6" x 10' 6" ( 5.03m x 3.20m )

## Bedroom One

11' 2" x 12' 1" ( 3.40m x 3.68m )

## Bedroom Two

9' 1" x 10' 6" ( 2.77m x 3.20m )

## Conservatory

10' x 17' ( 3.05m x 5.18m )

## Outbuilding

8' 3" x 8' 10" ( 2.51m x 2.69m )





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



To view this property please contact Connells on

**T 01869 244761**  
**E bicester@connells.co.uk**

5 Market Square  
 BICESTER OX26 6AA

**EPC Rating: Awaiting**

**view this property online [connells.co.uk/Property/BIC305238](http://connells.co.uk/Property/BIC305238)**

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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