

Property details **approval form**

19 Butterbur Gardens, Bicester, Oxfordshire, England, OX26 3ZA

Date: 29 April 2025

Property Ref and Version: BIC309222 - 0002

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£400,000

Tenure: Freehold

○ Key Features

- > Energy Rating: Awaited
- > Well Presented Spacious Townhouse
- > Three Double Bedrooms
- > Living Diner and Kitchen on 1st Floor
- > Study and Utility room
- > Two Ensuite, Family Bathroom and Cloakroom
- > Conservatory
- > Off Street Parking
- > Desirable Bure Park Location

○ Short Description

Nestled in the heart of the desirable Bure Park Development, this spacious Three Bedroom Townhouse boasts spacious rooms throughout, including Three Double Bedrooms, Two with Ensuite, Kitchen, Utility, Living Diner, Study, Family Bathroom and Conservatory, Viewing highly recommended

○ Long Description

Located in the highly sought-after Bure Park development, this well-presented terraced townhouse offers spacious and flexible accommodation arranged over three floors, ideal for modern family living.

On the ground floor, the property features a welcoming entrance hall leading to versatile study/multi-use room, perfect as a home office, playroom, or additional guest space, a cloakroom, a double bedroom benefiting from its own ensuite shower room.

A practical utility area providing additional storage and laundry space along with a light and airy conservatory.

The first floor offers a spacious living room with plenty of natural light, ideal for relaxing or entertaining, and a well-fitted kitchen, complete with a range of modern units and built-in appliances for ease and style

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The second floor comprises Two generously-sized double bedrooms; the principal bedroom benefits from its own en-suite facilities, accompanied by a modern family bathroom, fitted with a bath, wash basin, and WC.

Additional features include allocated parking and a private rear garden, perfect for family use or alfresco dining.

This versatile and well-maintained home is perfectly positioned for access to local amenities, schools, and transport links, making it an excellent choice for families, professionals, or investors alike.

○ **Directions**

○ **Agents Note**

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○ Room Description

Entrance Hall

Tiled Floor, Access to Study / Multi-use Room, Cloakroom, Utility area, Ground Floor Bedroom, Stair Access, under Stairs storage

Study / Multi-Use Room

Laminate Flooring, Window to Front of Property

Cloakroom

Tiled Floor, WC, Basin

Ground Floor Bedroom & Ensuite

Double Bedroom, Carpet, Window to Rear of Property, Access to ensuite
Ensuite- Shower Cubicle, Tiled Floor, WC, Basin, Towel Rail

Utility Area

Tiled Floor, Wall and Base Units, Sink, space for Washing Machine, Dryer and Fridge. Access to Conservatory

Conservatory

Laminate Flooring, Doors for Rear Garden Access

First Floor Landing

Carpet, Access to Living Room and Kitchen, Window to front of property

Living Room

Spacious area, Laminate flooring, window to rear of property

Kitchen

Integral Oven, Gas Hob, Dishwasher, Fridge Freezer. Wall and Base Units, Window to Front of property

Second Floor Landing

Carpet, Loft access point

Bedroom One And Ensuite

Double Bedroom, Carpet, Sliding Door Built in Storage, Window to Rear of Property, ensuite access
Ensuite- Shower Cubicle, WC, Basin Towel Rail, Window to rear of property

Bedroom Two

Double Bedroom, Carpet, Built in Storage sections, window to front of property

Family Bathroom

Bath with Overhead Shower, WC, Basin, Towel Rail, partially tiled walls

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○ Property Images



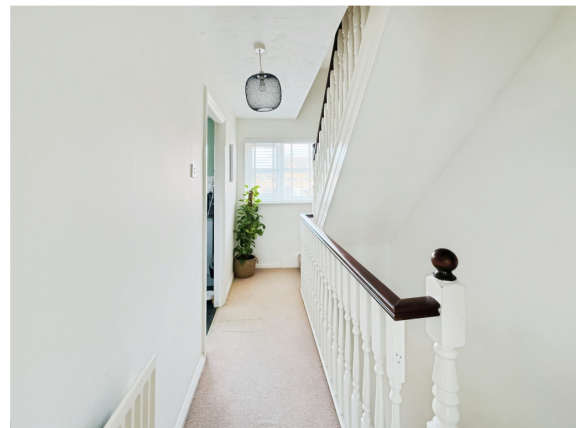
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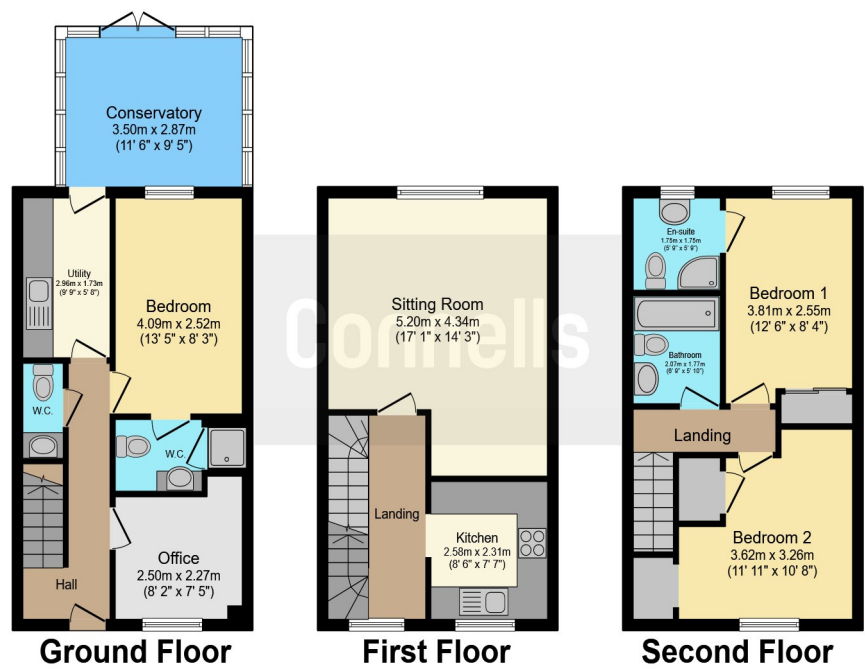
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Floor Plan



Total floor area 112.2 m² (1,207 sq.ft.) approx
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

Approval

Signature		Date
Kevin Warman		
Miss A.V. Stuart		