

# Property details approval form

57 Blake Road, Bicester, Oxfordshire, England, OX26 3HH

Date: 12 December 2025

Property Ref and Version: BIC309469 - 0002

# Connells

# 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
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
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

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£320,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: C
- > Sold with no onward chain
- > Located well for amenities and transport links
- > Living room with log burner
- > Fitted kitchen with utility and shower room
- > Dining room and conservatory
- > Two double bedrooms and family bathroom
- > Garage and off street parking
- > Private mature rear garden

## ○ Short Description

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This deceptively spacious Two bedroom property, located well for amenities, transport links, sold with no onward chain, features include a living room with log burner, dining room, fitted kitchen with utility and shower room, two double bedrooms, family bathroom, plus a garage and off street parking

## ○ Long Description

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Offered with no onward chain, this well-presented two-bedroom home is an ideal choice for those seeking convenience and comfort. The ground floor offers a traditional layout with a welcoming living room to the front, benefiting from a log burner, with a separate dining room beyond, giving a pleasant sense of space and flexibility.

The kitchen sits to the rear, accompanied by a useful utility/shower room, while a bright conservatory opens directly onto the garden.

Upstairs, both bedrooms are comfortable doubles, each with plenty of room for furnishings, and a family bathroom. Outside, the private rear garden provides a peaceful spot to unwind, and the property also benefits from a garage for secure parking or storage.

Well positioned for transport links, local amenities and nearby schools, this is a home with plenty to offer and ready for its next owner.

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## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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### Entrance Porch

### Living Room

Log burner fire place, carpet, window to front of property, access to dining room

### Dining Room

Laminate floor, window to conservatory, access to kitchen. stairs access

### Kitchen

Tiled floor, integrated double oven, gas hob, fridge freezer, space for dish washer, wall and base units, window and door to conservatory, access to shower room / utility

### Shower Room / Utility

Shower cubicle, tiled floor, WC, basin, partially tiled walls, countertop, space for washing machine, dryer, window to rear of property

### Conservatory

Tiled floor, doors to garden

### Landing

Carpet, built in sliding door storage, wooden panel flooring, access to bedrooms and bathroom

### Bedroom One

Double bedroom, wooden floor panels, window to front of property

### Bedroom Two

Double Bedroom, carpet, window to rear of property

### Family Bathroom

Bath, shower cubicle, wc, basin in built in storage, laminate flooring, airing cupboard, window to side of property

### Garage

Up and over door, power and lighting. door access to garden

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## ○ Property Images



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## ○ Floor Plan



Ground Floor

First Floor

Total floor area 117.1 m<sup>2</sup> (1,260 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.propertybox.io](http://www.propertybox.io)

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## ○ Approval

Signature

Date

	Signature	Date
Kevin Warman		
Mr M. Worvill		