



**Quadrant Estate Agents**

**£499,950**



**Lodge Close, Bicester, OX26 3TE**  
**4 Bedrooms & 2 Bathrooms**

- Freehold
- Council Tax Band - E
- Construction - Standard
- Mains Electricity
- Mobile Phone Coverage - Please check using Ofcom Website
- EPC Rating - C
- Council - Cherwell District Council
- Mains Water - Thames Water
- Mains Gas
- Internet - Please check with Ofcom Website

01869 241166

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10 Market Square, Bicester, OX26 6AD



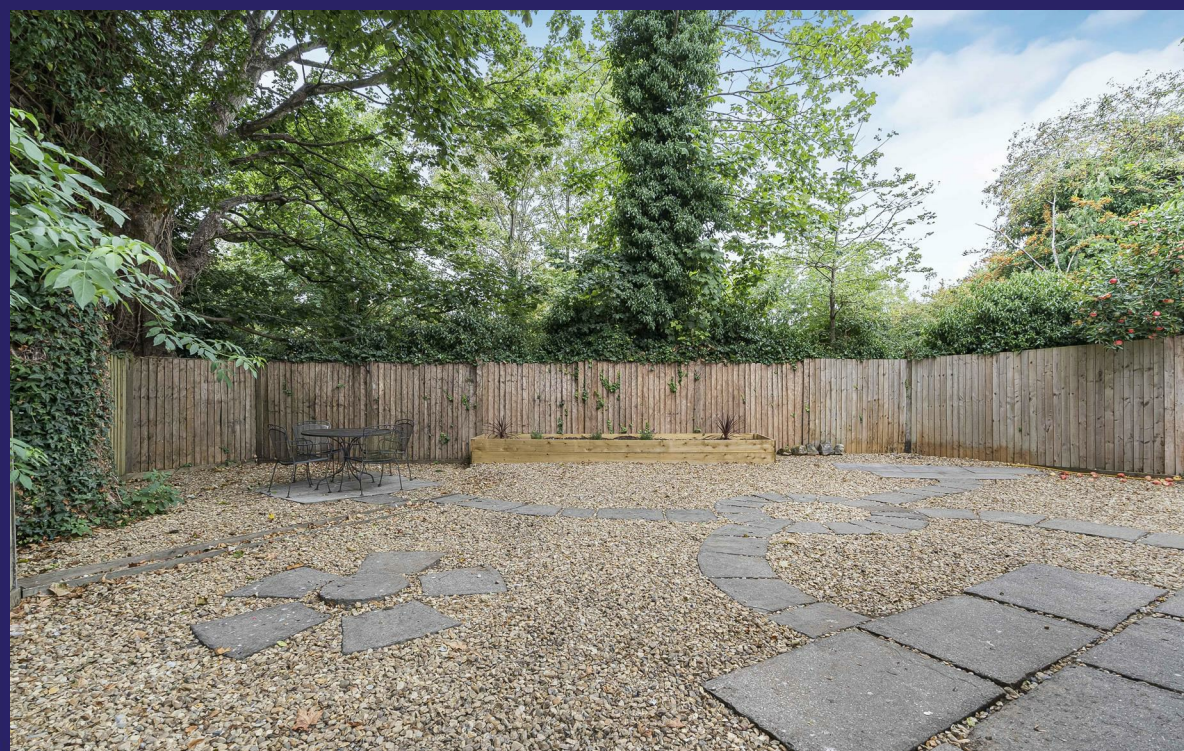




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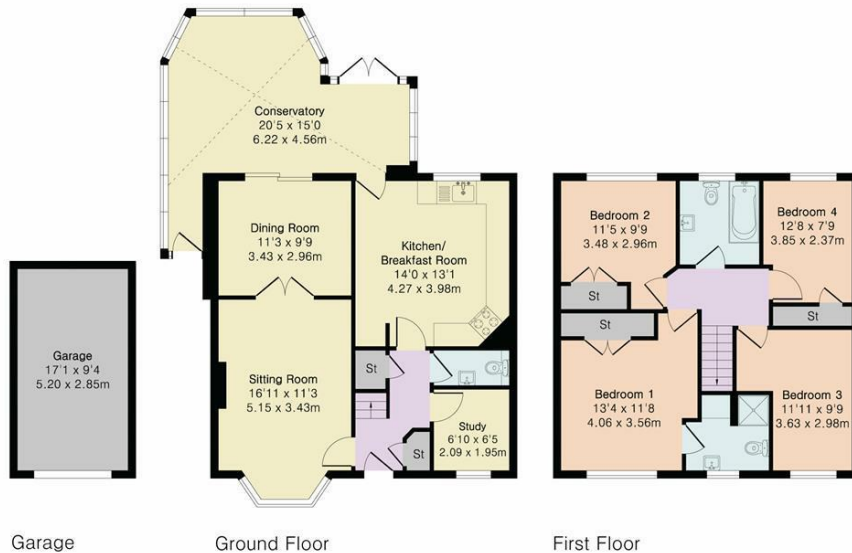


**Approximate Gross Internal Area 1478 sq ft - 137 sq m  
(Excluding Garage)**

Ground Floor Area 875 sq ft – 81 sq m

First Floor Area 603 sq ft – 56 sq m

Garage Area 160 sq ft – 15 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



A Rarely Available 4 Bedroom Detached Family Home with NO ONWARD CHAIN located on a small development close to Bicester Town Centre, local amenities and schools. The property is presented in good order and briefly comprises; Gas to Radiator Heating, PVCu Double Glazed Windows, Entrance hall, Cloakroom, Study, Sitting Room leading through to Dining Room, Kitchen/Breakfast Room with door leading through to a spacious Conservatory with Patio Doors leading onto a Private Rear Garden. On the First Floor there are 4 Double Bedrooms with Built in Wardrobes in 3 of the Bedrooms and En-Suite Shower Room to the Master Bedroom. Outside there is a Driveway for several vehicles, Single Garage, Gated Side Access leading to an enclosed Rear Garden. An early appointment to view comes very highly recommended.



**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings been tested. Room sizes should not be relied upon for furnishing purposes; they are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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