







### Property Description

Set within the award-winning Elmsbrook development in Bicester, this two-bedroom home offers contemporary living with an eco-conscious edge. Designed with sustainability at its core, Elmsbrook combines high-spec homes with a real sense of community and green living.

Inside, the property is finished to a high standard throughout. The open-plan kitchen and living room is bright and welcoming, with integrated A-rated appliances including a dishwasher, fridge freezer, washing machine, oven, hob, and extractor fan. A breakfast bar subtly separates the kitchen from the living space, which opens directly out to the garden-perfect for relaxing or entertaining.

Upstairs, there are two bedrooms, with fitted wardrobes and an en-suite in the main bedroom, along with a modern family bathroom with shower over bath.

Outside, the garden includes a patio, lawn, and shed, with gated access to the garage and parking beyond. Triple-glazed windows, solar panels, rainwater harvesting, and full cavity and loft insulation contribute to the home's excellent energy credentials-with an EPC rating of A.

Elmsbrook offers easy access to local bus routes, schools, and shops, and is just 1.8 miles from Bicester North station. Offered with no onward chain.

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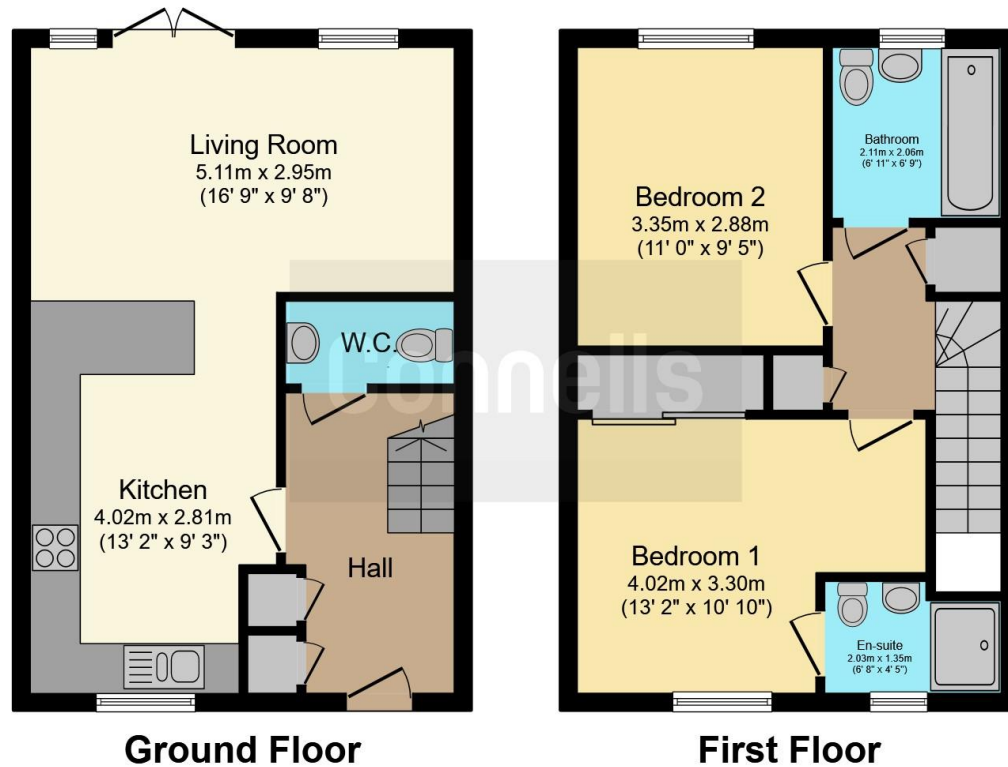
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Total floor area 79.0 m<sup>2</sup> (850 sq.ft.) approx

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](http://www.focalagent.com)

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5 Market Square  
BICESTER OX26 6AA

EPC Rating: A Council Tax  
Band: C

**view this property online [connells.co.uk/Property/BIC309295](http://connells.co.uk/Property/BIC309295)**

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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