



**Quadrant Estate Agents**

**£330,000**



**Leach Road, Bicester, OX26 2JR**  
**3 Bedrooms & 2 Bathrooms**

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

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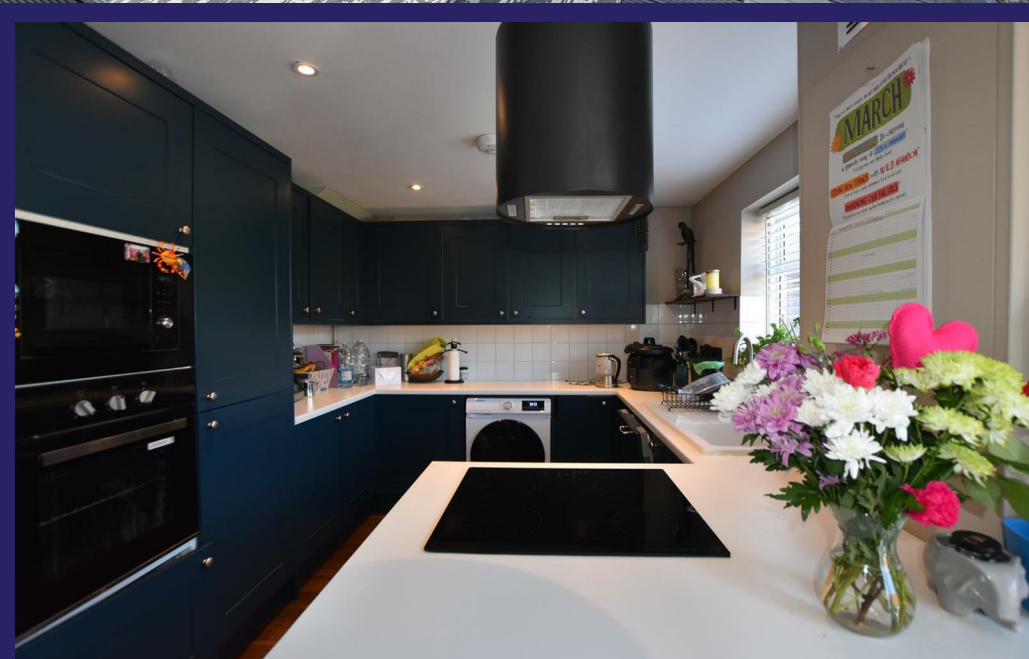
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**Approximate Gross Internal Area 824 sq ft - 76 sq m  
(Excluding Outbuilding)**

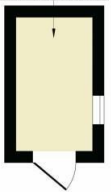
Ground Floor Area 412 sq ft – 38 sq m

First Floor Area 412 sq ft – 38 sq m

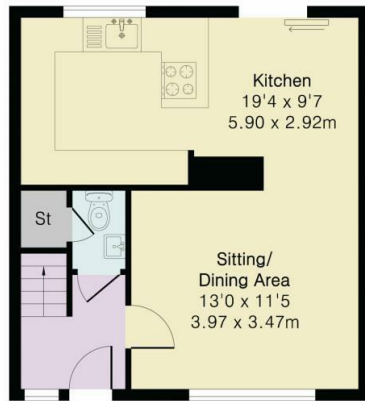
Outbuilding Area 34 sq ft – 3 sq m



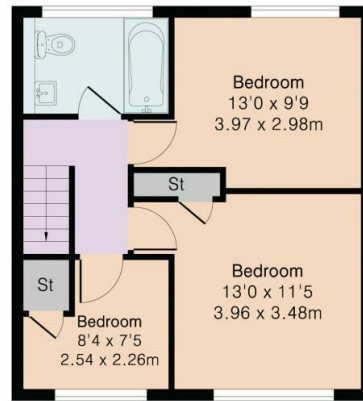
7'8 x 4'5  
2.34 x 1.34m



Outbuilding



Ground Floor



First Floor

A Three Bedroom Mid Terraced Family Home upgraded in our opinion, to a very high standard by the present owners and with the added advantage of 2 Off Road Parking spaces on a Gravelled Driveway.

The property briefly comprises; New Composite Front Door, Entrance Hallway, Cloakroom, Lounge/Diner, Refitted Shaker Style Kitchen, Three good size Bedrooms and Refitted Family Bathroom. Updated Gas to Radiator Heating. An internal viewing 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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