



**Connells**

Heyford Leys  
Upper Heyford Bicester



# Heyford Leys Upper Heyford Bicester OX25 5LX

For Sale Offers In Excess Of  
**£200,000**



## Property Description

A well-presented two double bedroom park home, ideally located in the popular Duvall park in Upper Heyford.

The property offers a bright and spacious open-plan living and dining area, featuring an electric fireplace, windows to the front and the side of the property, providing a comfortable and welcoming space for everyday living and entertaining.

The fitted kitchen is well arranged, gas hob and electric oven, with ample storage, worktop space and provides additional access to the rear garden.

There are two generous double bedrooms, both benefiting from built-in storage. The main bedroom further enjoys a private en-suite shower room, while the accommodation is completed by a modern family bathroom.

Outside, the home benefits from driveway parking and a large, multi-section garden, offering a variety of outdoor spaces along with useful storage sheds.

Situated on the edge of the Heyford Park development with local amenities that include a local Sainsburys, schools for all ages, a gymnasium, hotel and restaurant,

An excellent opportunity for those seeking a well-maintained home in a pleasant and convenient location



## Entrance Hall

Carpet, access to living area, bedrooms and bathroom. Built in storage cupboard

## Living Area

Carpet, windows to side and rear, electric fireplace,

## Dining Area

Access to kitchen, frosted glass patio doors to front of property

## Kitchen

Vinyl floor, glass panel door to dining area, wall and base units, integrated gas hob, electric oven, space for fridge freezer, washing machine, window and door to rear of property

## Bedroom One

Double bedroom, carpet, built inside and over bed storage, tv aerial point, window to rear of property, access to en-suite  
En-suite- Vinyl floor, shower cubicle, wc, basin, window to rear for property

## Bedroom Two

Double bedroom, carpet, built in over bed storage, window to rear of property,

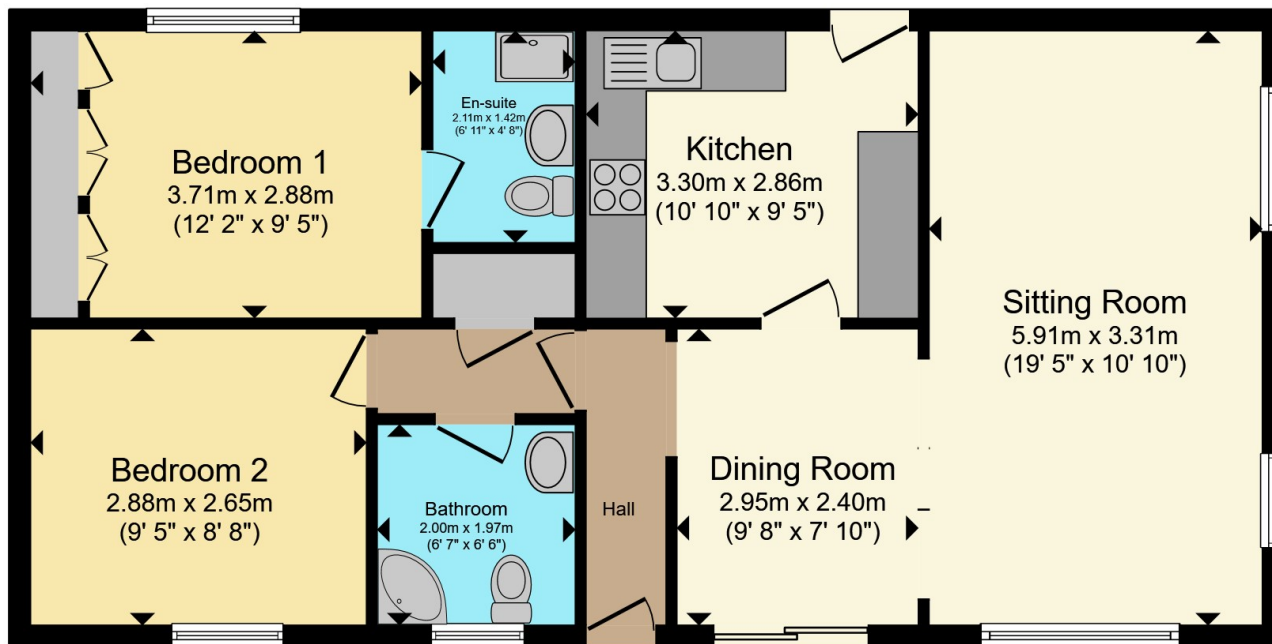
## Bathroom

Vinyl floor, corner style bath, partially tiled walls, wc, basin, window to front of property

## Agents Note

Monthly service charge is £233.80 per month subject to annual review, this includes water and drainage





Total floor area 72.2 m<sup>2</sup> (777 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)

**Connells**

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5 Market Square  
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EPC Rating: Council Tax  
Exempt Band: A

Tenure:

**view this property online [connells.co.uk/Property/BIC309612](http://connells.co.uk/Property/BIC309612)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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