



12 Laburnum Close, Ambrosden

Bicester

Fixed Price £280,000



## 12 Laburnum Close

Ambrosden, Bicester

Delightful 2-Bedroom Family Home in the Desirable Village of Ambrosden  
IMS is delighted to present this beautifully maintained and inviting two-bedroom terraced home, perfectly positioned in the charming and sought after village of Ambrosden. Ideal for families or first time buyers, this property combines comfort, practicality, and a strong sense of community.

### A Warm and Welcoming Interior

The ground floor opens into a bright and airy entrance hall, complete with built-in storage ,perfect for keeping everyday items neatly tucked away. The spacious living room offers a comfortable space for family relaxation, while the separate, modern kitchen is fitted with elegant solid oak cabinetry and high quality integrated appliances, including a fridge freezer, washing machine, and dishwasher.

One of the home's standout features is the generously sized conservatory. Beautifully tiled and bathed in natural light, it connects seamlessly to both the kitchen and lounge via bi-fold doors, creating an open, versatile space. Whether used as a family dining area, playroom, or peaceful retreat, it provides an exceptional spot to enjoy the home's tranquil atmosphere.





## 12 Laburnum Close

Ambrosden, Bicester

Solid oak flooring runs throughout the ground floor, creating warmth and continuity, and the property has been freshly decorated, ready for its new owners to move straight in.

Upstairs, you'll find two well proportioned bedrooms, each offering a bright and restful environment. The family bathroom is fitted with a modern overhead shower, complemented by a separate WC for convenience, ideal for busy mornings.

The private rear garden is low-maintenance yet inviting, featuring a stylish Indian sandstone patio, perfect for entertaining, playing, or simply relaxing on a sunny afternoon. The property also includes two allocated parking spaces, providing practicality alongside comfort.

Situated within the friendly village of Ambrosden, the home is within easy walking distance of a local shop, post office, and primary school. It offers the peace and charm of village living while remaining just 2.3 miles from Bicester, providing excellent access to shopping, dining, and transport links.

This is a rare opportunity to secure a move in ready family home in a highly desirable village location, combining style, practicality, and a welcoming community.





## 12 Laburnum Close

Ambrosden, Bicester

KEY INFORMATION:

Price £280,000

EPC D

Council Tax A

Tenure: Freehold

Non Standard Construction: Reema Conclad (precast concrete panels)

Estate Management Charge: Approximately £42 payable per month, to cover the public areas on the estate

Utilities: Mains gas & electricity

Water supply: Ancala Water Services

Central heating: Gas

Parking: 2 allocated parking spaces, 1 outside house and 1 on road leading to the property.

Broadband estimated speed: 1800 mbps superfast fibre

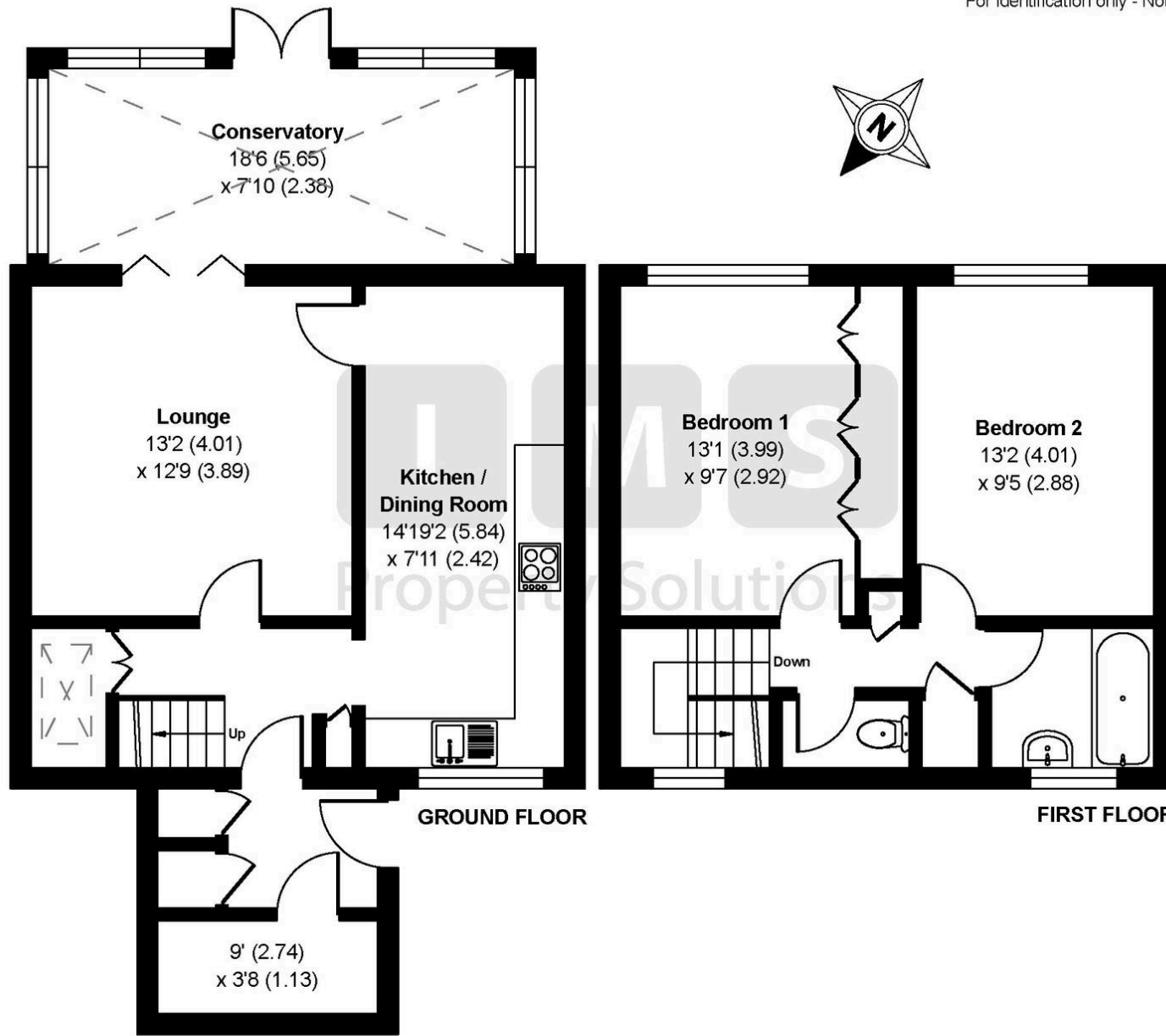
Mobile coverage: Please see <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Flood risk: Rivers and Seas - No Risk, Surface water - very low

# Laburnum Close, Ambrosden, Bicester, OX25

Approximate Area = 1057 sq ft / 98.1 sq m

For identification only - Not to scale





## IMS Property Group

IMS Property Group, 18 Kings End - OX26 2AA

01869 248339

[sales@imspropertygroup.co.uk](mailto:sales@imspropertygroup.co.uk)

[imspropertygroup.co.uk](http://imspropertygroup.co.uk)