



52 Birch Road, Ambrosden

Bicester



Guide Price £220,000



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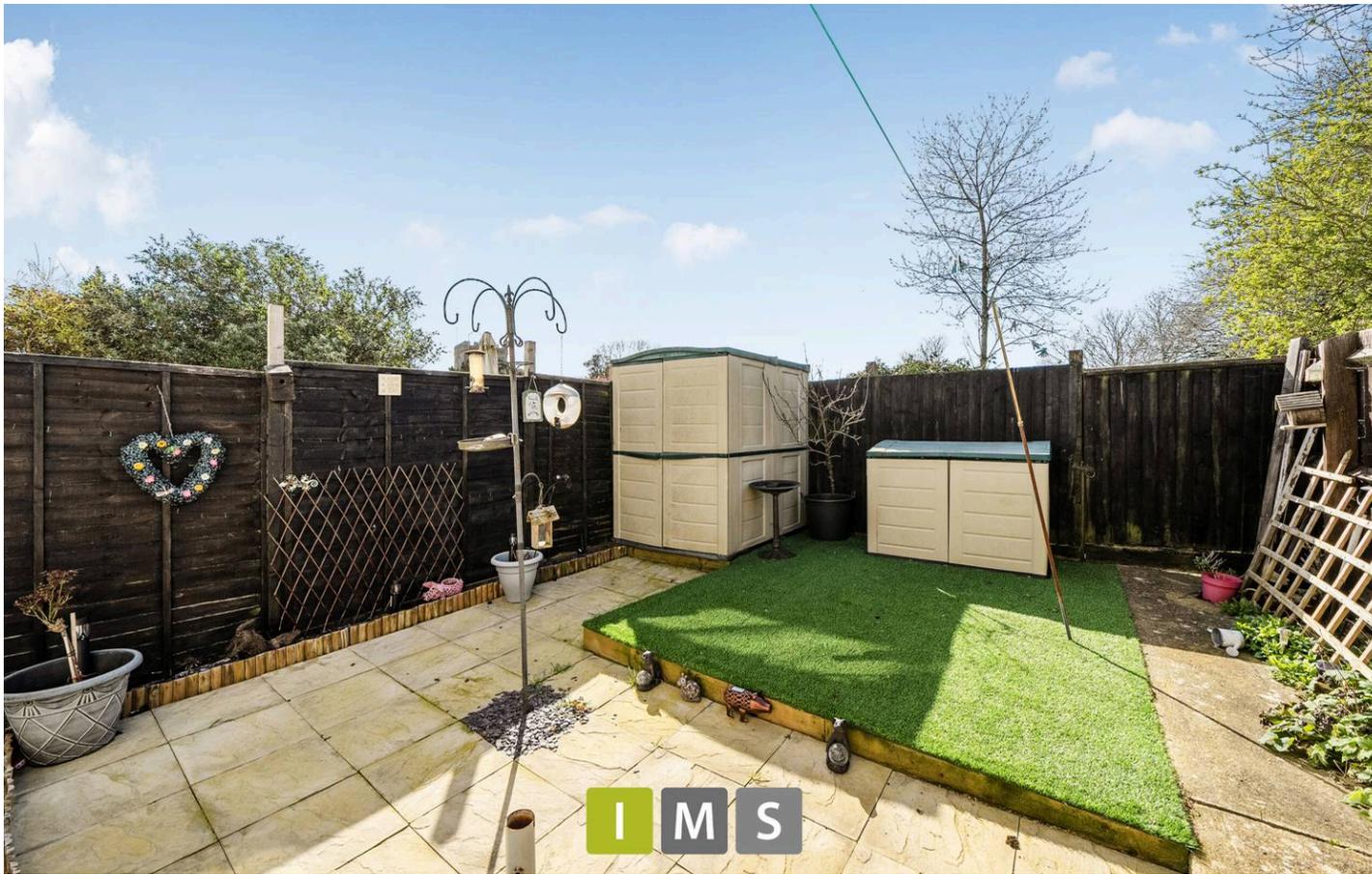
Ambrosden, Bicester

Chain Free

This three bedroom end-terrace home is situated in the desirable village of Ambrosden and presents an excellent opportunity for buyers seeking a property with scope to enhance and develop. Offering balanced indoor and outdoor space, along with allocated parking. The home is particularly appealing to first time buyers and investors alike, especially those looking to add value and tailor a property to their own specifications.

On entering the property, you are welcomed into an entrance hall, which benefits from two built-in storage cupboards and laminate flooring. Off the hall, there is a convenient cloakroom. The ground floor features a generous lounge with large windows and doors to the rear, flooding the room with natural light and providing access to the rear garden. Laminate flooring adds a modern touch, creating a seamless flow throughout the space. The kitchen is fitted with matching wall and base units, a stainless steel sink and drainer, gas oven and hob, and space for appliances including a washing machine and fridge/freezer. A double glazed window to the front aspect completes the room.





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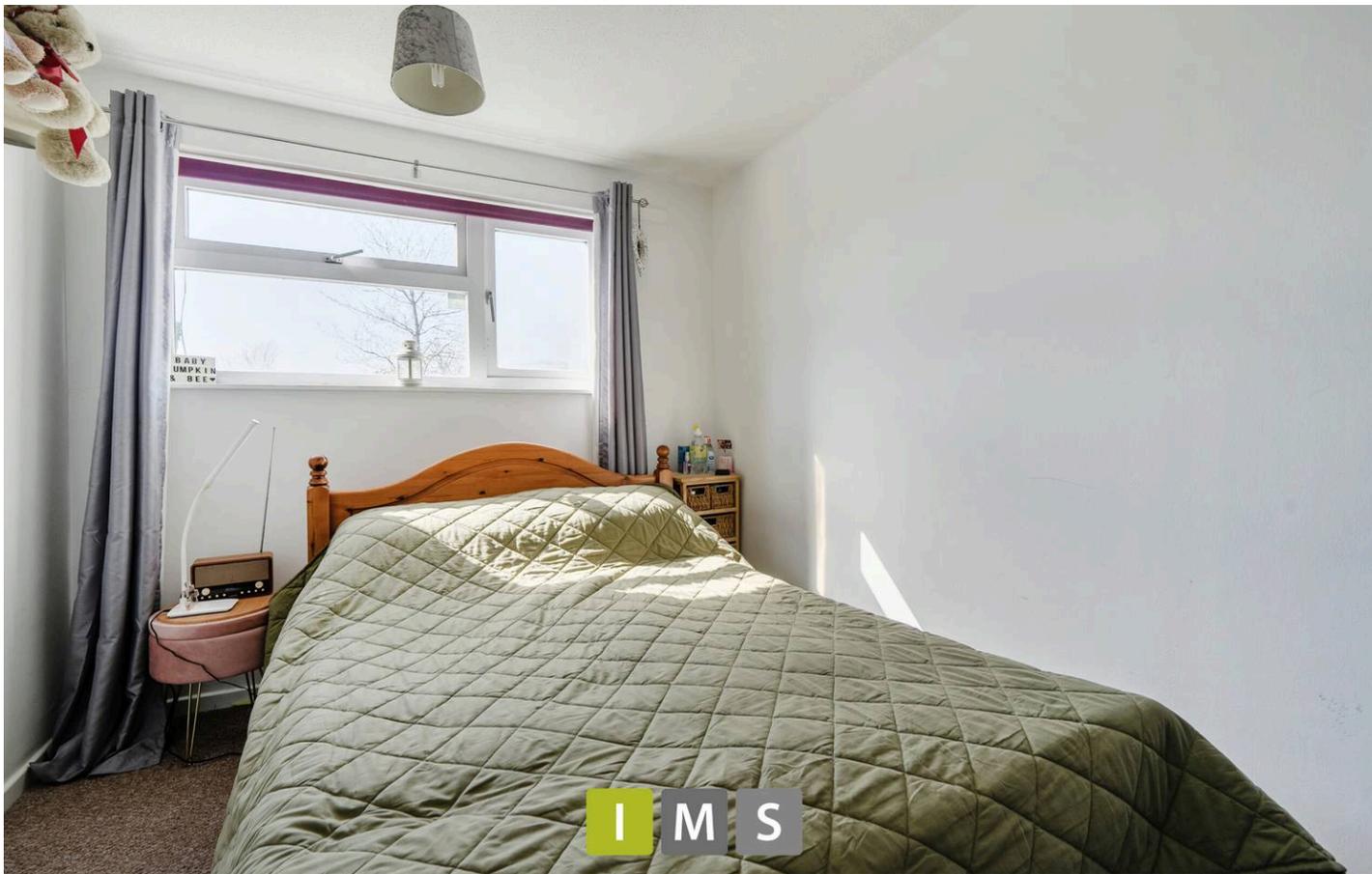
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On the first floor, the property offers three well proportioned bedrooms. The principal bedroom features built in wardrobes and a front-facing double glazed window. The second bedroom, also with built-in wardrobes, overlooks the rear garden, while the third bedroom is versatile enough to serve as a home office or guest room. Completing the first floor is the family bathroom, which is partially tiled and includes a bath with an overhead shower, sink and WC. An airing cupboard and loft access provide additional storage and practicality.

Externally, the property benefits from a private rear garden with faux grass and patio slabs, along with gated access. The front of the property includes a patio area with storage cupboards and a shed, along with two allocated parking spaces, adding to the convenience of this family friendly home.

Offered to the market chain free, this property combines space, practicality, and location with clear potential for further improvement. Making it an ideal choice for buyers looking to develop and maximise its full potential.

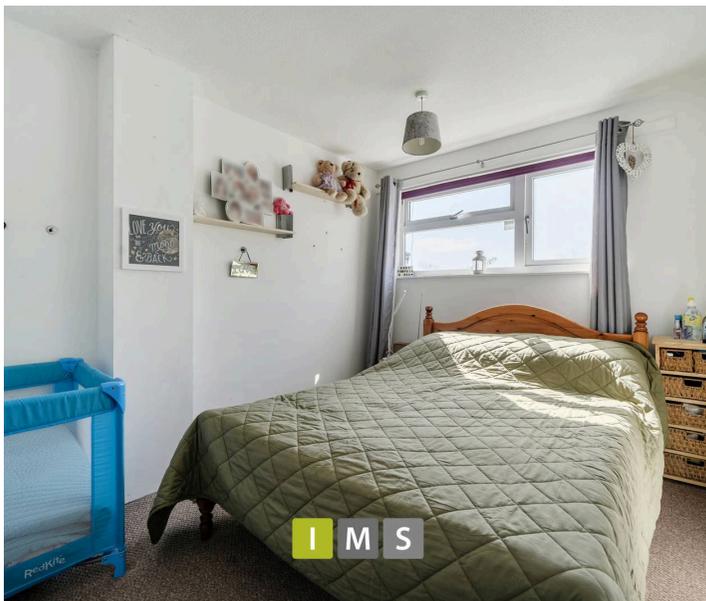




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- Key Information
 - Price £220,000
 - Service charge £45.69 PCM
 - Council Tax Band A
 - EPC D
 - Utilities: Mains gas, electric, water and drainage
 - Parking: 2 Allocated spaces
 - Construction: Reema Conclad
 - Estimated broadband speeds: Standard 2mbps / Superfast 44 mbps / Ultrafast 1800 mbps
 - Mobile signal: check <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
 - Flood risk: Surface water Very low





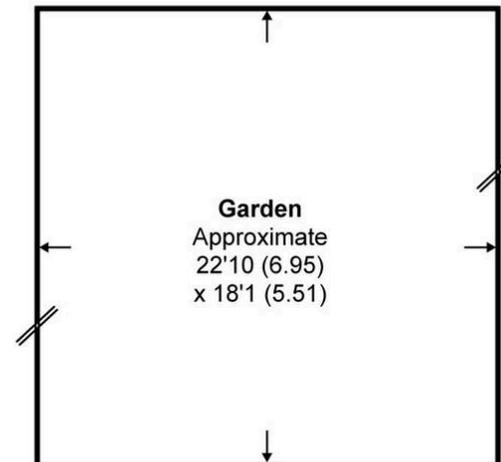
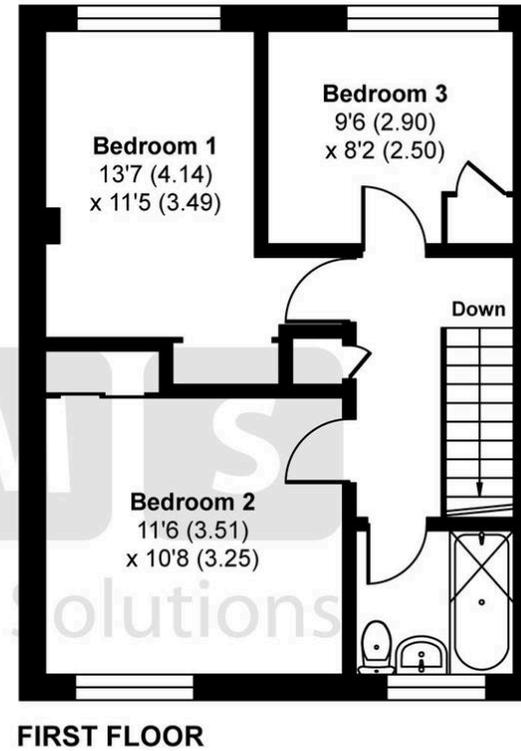
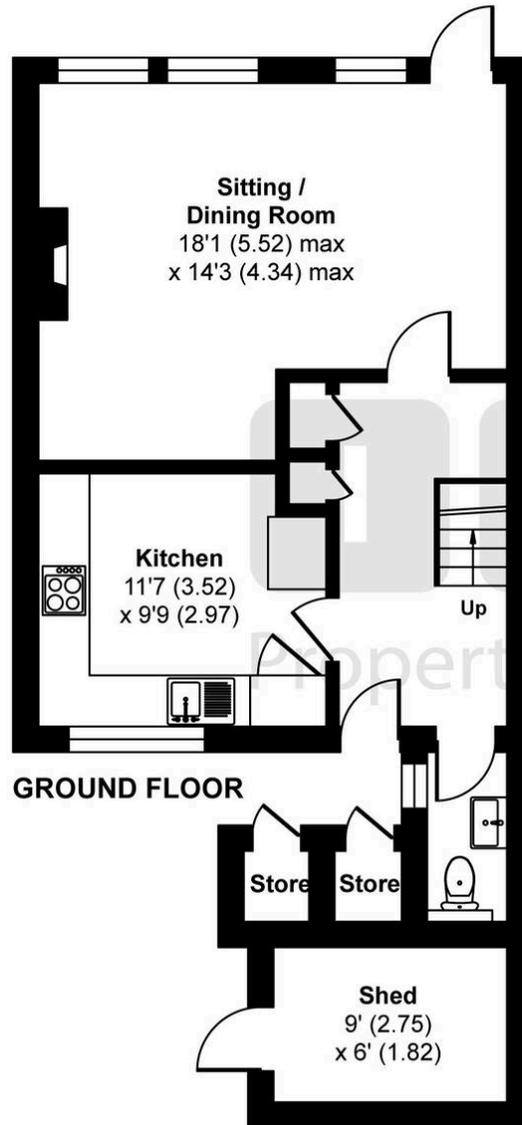
Birch Road, Bicester, OX25

Approximate Area = 921 sq ft / 85.6 sq m

Outbuildings = 68 sq ft / 6.3 sq m

Total = 989 sq ft / 91.9 sq m

For identification only - Not to scale





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