



Connells

The Nook Victoria Road
Bicester

The Nook Victoria Road Bicester OX26 6PJ

for sale guide price
£575,000



Property Description

A delightful and individual detached home, believed to date back to the late 1920s, offering character, generous living space, and a wonderfully convenient central Bicester location.

Full of charm and period appeal, the property features two welcoming reception rooms, both centred around attractive fireplaces, with one thoughtfully arranged as a spacious living dining room ideal for both everyday living and entertaining. The recently fitted kitchen provides ample storage and workspace, with the ground floor also benefits from a cloakroom for added practicality, while the accommodation upstairs comprises three well-proportioned double bedrooms, an additional room, served by a family bathroom with the benefit of an additional shower room. Additionally, there is roof space which, subject to planning permission, could offer scope for future expansion. The property has been recently updated, although a few finishing touches remain outstanding.

Outside, the property enjoys a private and mature southwest facing garden, providing a lovely secluded setting to relax and unwind. The garden also gives access to a garage, while to the front there is off-street driveway parking for several vehicles.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Entrance Porch

Tiled floor, access to entrance hall

Entrance Hall

Carpet, window to side of property, access to reception room, cloakroom and kitchen

Reception Room

Wood panel flooring, fireplace, window to front and side of property

Cloakroom

Tiled floor, wc, basin, window to front of property

Kitchen

Tiled floor, wall and base units, integrated dishwasher, space for cooker with fitted extractor, fridge freezer, washing machine, window to side and rear of property, stable door to rear garden

Living Diner

Carpet, log burner fireplace, window to side of property, patio doors to rear garden

Landing

Carpet, built in storage cupboard (housing boiler) access to bedrooms, bathroom and additional shower room, loft access point, window to front of property

Bedroom One

Double bedroom, carpet, two windows to rear of property

Bedroom Two

Double bedroom, wood panel flooring, fireplace, built in storage, window to front and side of property

Bedroom Three

Double bedroom, carpet, built in

storage, window to side of property

Room Four

Carpet, window to rear of property

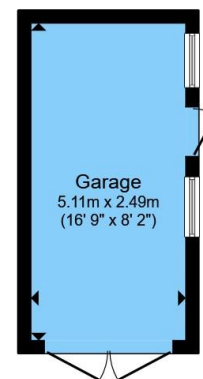
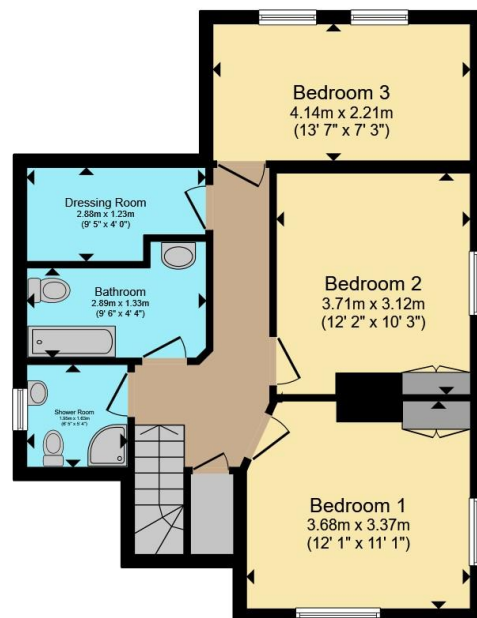
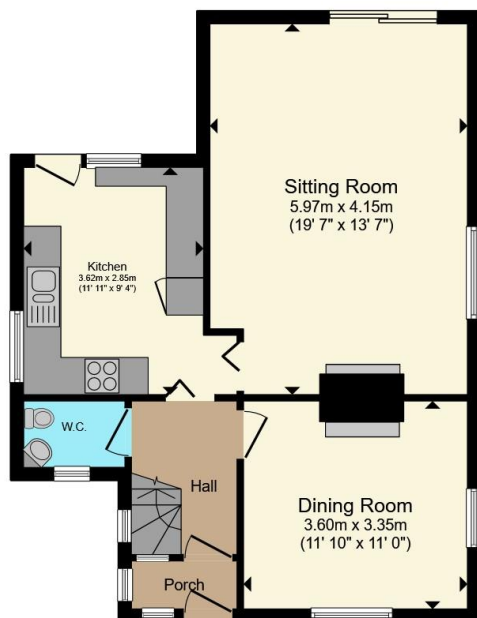
Bathroom

Tiled floor, partially tiled walls, bath with overhead shower, glass screen, partially tiled walls, wc, basin, towel rail

Shower Room

Tiled floor, partially tiled walls, shower cubicle, wc, basin, towel rail, window to side of property





Ground Floor

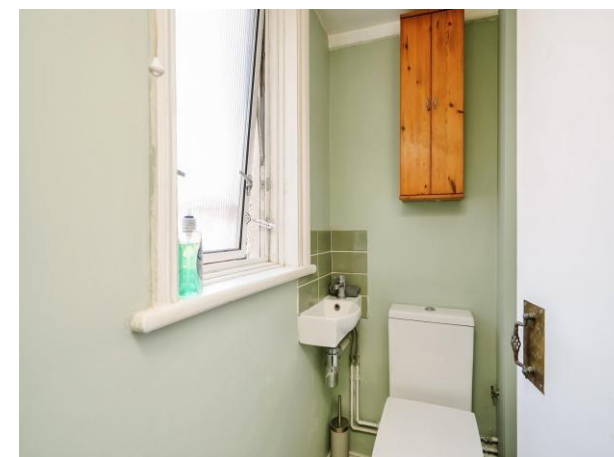
First Floor

Garage

Total floor area 123.7 m² (1,332 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

Connells



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5 Market Square
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EPC Rating: E Council Tax
Band: E

view this property online connells.co.uk/Property/BIC309760

Tenure: Freehold



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