



Quadrant Estate Agents

£425,000



## 48, Ludlow Road

Bicester, OX26 1EU

Nestled in the sought-after Kingsmere development on Ludlow Road, Bicester, this stunning terraced house offers a perfect blend of modern living and family comfort. Built in 2023, this four-bedroom family home spans an impressive 1,184 square feet, providing ample space for both relaxation and entertainment.

The property briefly comprises entrance hallway, shaker style kitchen with integrated appliances, cloakroom, spacious lounge/diner with patio doors leading onto an enclosed rear garden. Four well-proportioned bedrooms over the first & second floors, with the master bedroom featuring a convenient en-suite shower room and main family bathroom.

Step outside to discover an enclosed rear garden, perfect for children to play or for hosting summer barbecues with friends. The property also benefits from off-street parking for two vehicles and additional visitor car parking spaces, a valuable asset in this popular area.

This home is not just a property; it is a lifestyle choice, situated in a vibrant community with easy access to local amenities and transport links. Whether you are a growing family or looking for a spacious home, this terraced house on Ludlow Road is an exceptional opportunity not to be missed.

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**Approximate Gross Internal Area 1172 sq ft - 109 sq m**

Ground Floor Area 498 sq ft - 46 sq m

First Floor Area 399 sq ft - 38 sq m

Second Floor Area 275 sq ft - 25 sq m



Ground Floor

First Floor

Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## ACCOMMODATION

- Freehold
- Council Tax Band - E
- EPC Rating - A
- Council - Cherwell District Council
- Construction - Brick under Tiled Roof
- Mains Water - Thames Wate
- Mains Electricity -
- Mains Gas
- Mobile Phone Coverage - Please check using Ofcom Website
- Internet Coverage - Please check using the Ofcom Website



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**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 tested. Room sizes should not be relied upon for furnishing purposes and 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.