



Quadrant Estate Agents

£370,000



George And Dragon Close, Fritwell, Bicester, OX27 7AF

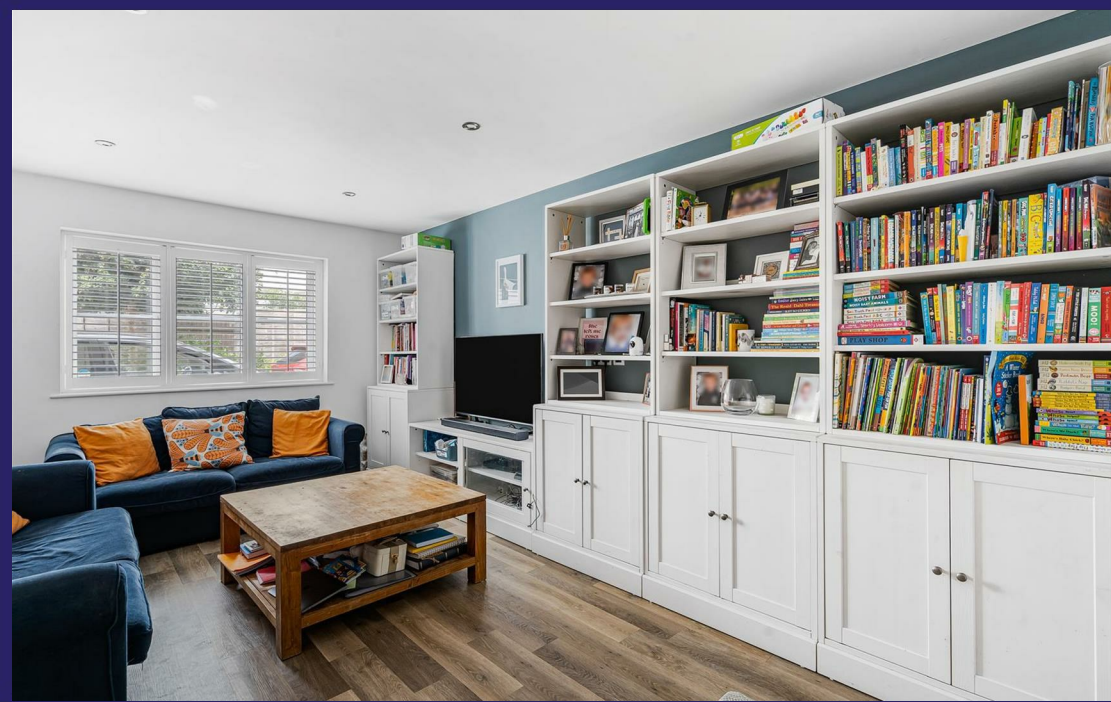
- Freehold
- Council Tax Band - D
- Standard Construction
- Mains Electricity
- Mobile Phone Coverage - Please check using the Ofcom Website
- EPC Rating - B
- Council - Cherwell District Council
- Mains Water - Thames Water
- Air Source Heat Pump
- Internet Coverage - Please check using the Ofcom Website

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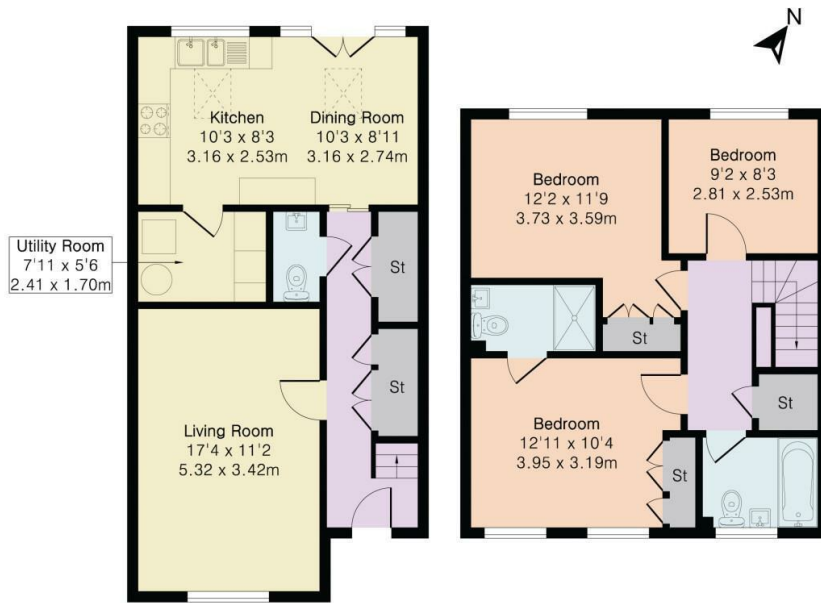
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Approximate Gross Internal Area 1098 sq ft - 102 sq m

Ground Floor Area 560 sq ft – 52 sq m

First Floor Area 538 sq ft – 50 sq m



Ground Floor

First Floor

A very well presented and deceptively spacious Three Bedroom Modern Family Home set within a quiet Cul-de-Sac in the popular village of Fritwell. Built in 2020, the property briefly comprises; Spacious Entrance Hallway with excellent storage space, under floor heating throughout the ground floor, Air source heat pump, cloakroom, generous size living room, spacious open plan kitchen with a range of integrated Bosch appliances / dining room with Velux windows providing natural light and French doors leading onto the enclosed south facing rear garden. On the first floor there are two good size double bedrooms with built in wardrobes and en-suite shower room to the master bedroom with a generous size third small double bedroom and main family bathroom. Outside the south facing rear garden provides private and secure outside space, while to the front the property benefits from tandem parking for two vehicles. The property is located within walking distance to the highly regarded C of E Primary School and amenities include village shop, local butcher and Post Office. Viewing comes very highly recommended in order to appreciate the quality of this very modern family home in a sought after picturesque village.



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 been tested. Room sizes should not be relied upon for furnishing purposes; they 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.

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