



**Connells**

Kempton Close  
Bicester



### Property Description

Connells are delighted to offer for sale this two-bedroom coach house, located on the desirable Kingsmere development in Bicester. The property is situated within walking distance of Bicester town centre, with great transport links, including fantastic access to the A34 and M40 roads as well as Bicester train stations.

The open plan kitchen / reception room has wooden fronted eye level and base level units, gas hob, sink and mixer tap.

The first bedroom is of good size, with window overlooking the mews. It is carpeted and has a radiator.

The second bedroom is also of good size, with window overlooking the mews, and is carpeted and has a radiator.

The end of the landing space is flooded with natural light. The bathroom at the end of the landing has a bath shower, basin with pedestal, WC, and white suite.

The property has an enclosed garden laid to lawn, and a patio area. The garage has an up-and-over door and concrete base.

## Garage

20' x 11' ( 6.10m x 3.35m )

## Bedroom One

16' x 12' 3" ( 4.88m x 3.73m )

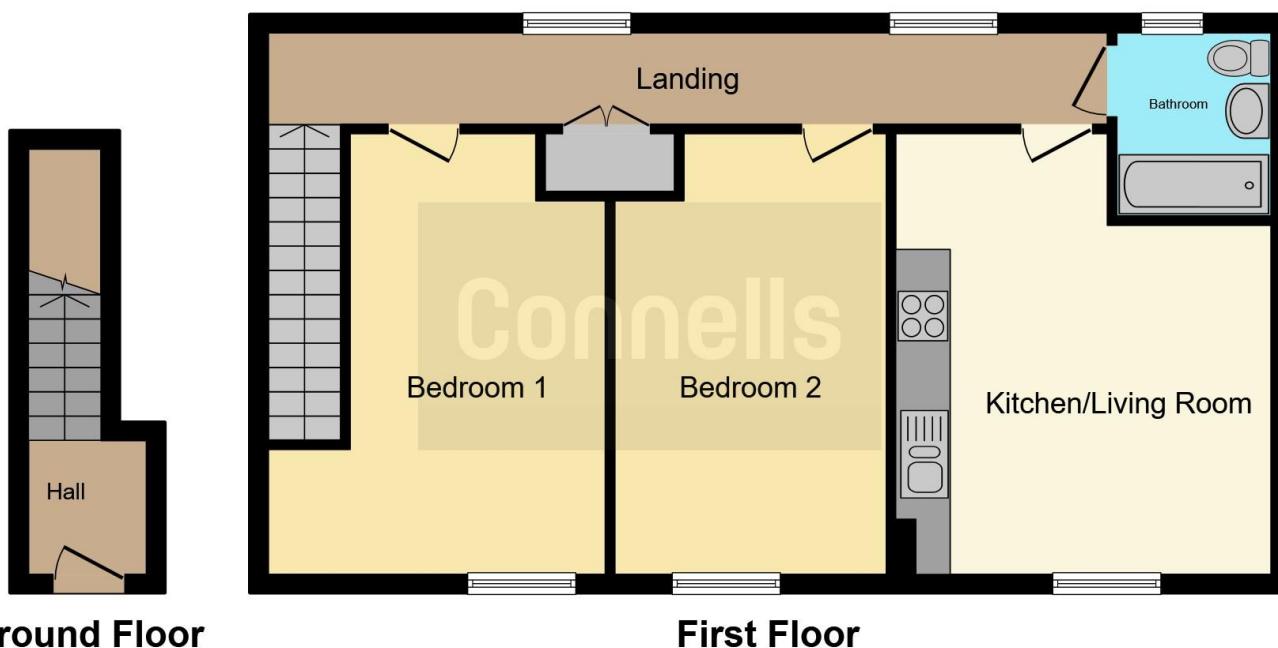
## Bedroom Two

16' 2" x 9' 10" ( 4.93m x 3.00m )

## Open Plan Reception Room

15' 11" max x 13' 7" max ( 4.85m max x 4.14m max )





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

view this property online [connells.co.uk/Property/BIC308914](http://connells.co.uk/Property/BIC308914)



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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