

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



St. Ediths Way

Bicester, OX26 2NB

£300,000 Freehold



Council Tax: B



# 11 St. Ediths Way

Bicester, OX26 2NB

£300,000



- Spacious 3 bedroom property
- Overlooking field to the front
- Porch to front
- 2 reception rooms
- Large conservatory
- Enclosed front and rear gardens
- Gas central heating
- Nearby parking



A well proportioned three bedroom property with extension to the rear and views over a sports field to the front. The house is situated in a quiet location with ample space for parking nearby. The accommodation comprises of an entrance porch, hall, living room with shaped bay window to the front, dining room with French doors to the conservatory, kitchen, large shaped conservatory running across the back of the house and overlooking the rear garden.

On the first floor there are two large double bedrooms and a single bedroom. Bedrooms 1 & 3 have views over the field and family bathroom is fully tiled with shower over the bath.

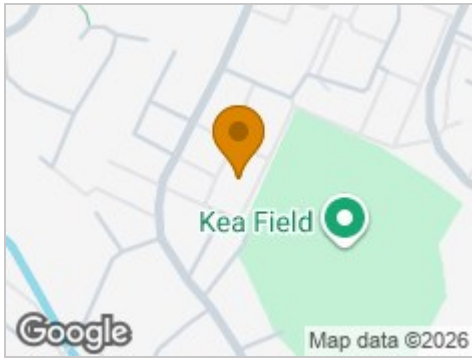
The pollinator friendly front and rear gardens are a haven for small birds with hedgerow to the front and ornamental shrubs and trees. The rear garden is fully enclosed with gated rear access to the parking area.

The house is double glazed and benefits from gas central heating to radiators.

Local amenities in walking distance include a general store, sports/scouts club, sports field and children's play area.



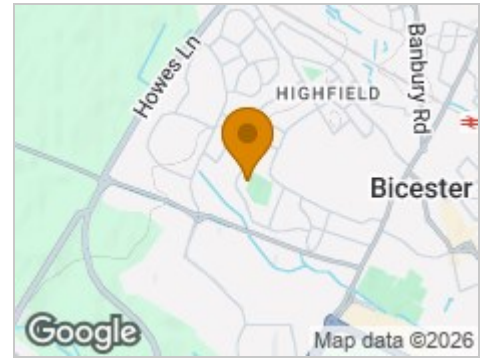
## Road Map



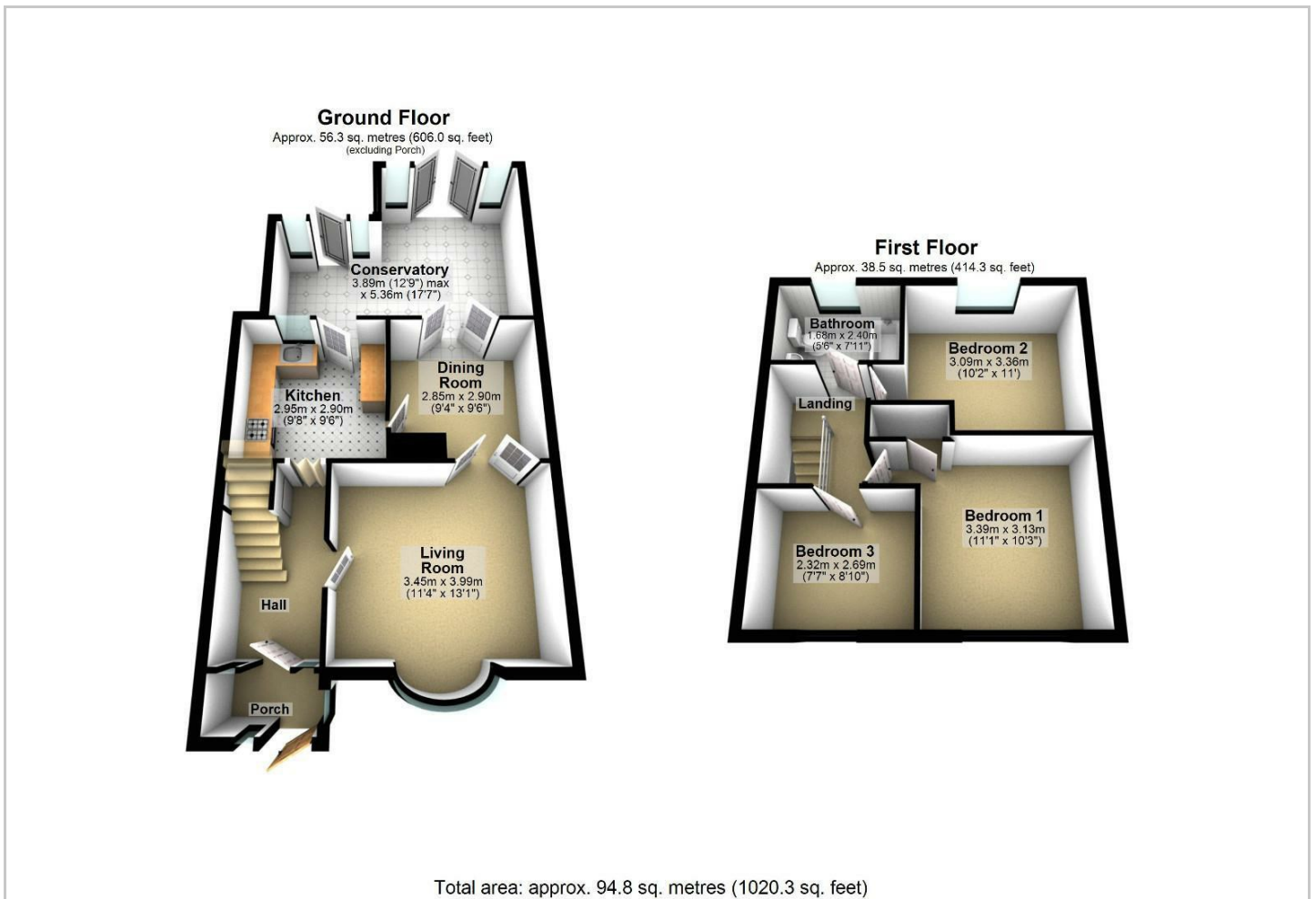
## Hybrid Map



## Terrain Map



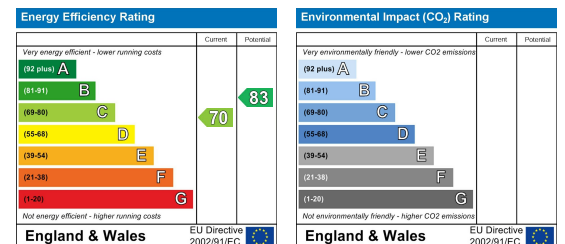
## Floor Plan



## Viewing

Please contact our Hunters Bicester Office on 01869 321999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.