



Connells

Butterbur Gardens
Bicester



Property Description

Situated in the sought-after Bure Park location of Bicester, this attractive three-bedroom townhouse provides flexible and spacious accommodation designed to suit modern family living.

The ground floor features a welcoming entrance hall, leading to versatile study/multi-use room, perfect as a home office, playroom, or additional guest space, a cloakroom, and a generously sized principal bedroom benefiting from its own ensuite shower room, offering convenience and versatility for a range of buyers. Leading to versatile study/multi-use room, perfect as a home office, playroom, or additional guest space, a cloakroom. On the first floor, the bright and spacious sitting room provides an ideal space for relaxing and entertaining, along with a modern fitted kitchen featuring fitted appliances and ample worktop space. The top floor comprises two well-proportioned bedrooms, with the main benefitting from its own ensuite and accompanied by a modern family bathroom.

Externally, the property benefits from a private enclosed rear garden and allocated parking. Ideally located close to local amenities, schools, and transport links, this home offers an excellent opportunity to enjoy comfortable living in a popular Bicester location.

Cloakroom

Tiled Floor, WC, Basin

Ground Floor Bedroom & Ensuite

Double Bedroom, Carpet, Window to Rear of Property, Access to ensuite Ensuite- Shower Cubicle, Tiled Floor, WC, Basin, Towel Rail

Utility Area

Tiled Floor, Wall and Base Units, Sink, space for Washing Machine, Dryer and Fridge. Access to Conservatory

Conservatory

Laminate Flooring, Doors for Rear Garden Access

First Floor Landing

Carpet, Access to Living Room and Kitchen, Window to front of property

Living Room

Spacious area, Laminate flooring, window to rear of property

Kitchen

Integral Oven, Gas Hob, Dishwasher, Fridge Freezer. Wall and Base Units, Window to Front of property

Second Floor Landing

Carpet, Loft access point

Bedroom One And Ensuite

Double Bedroom, Carpet, Sliding Door

Entrance Hall

Tiled Floor, Access to Study / Multi-use Room, Cloakroom, Utility area, Ground Floor Bedroom, Stair Access, under Stairs storage

Study / Multi-Use Room

Laminate Flooring, Window to Front of Property

Built in Storage, Window to Rear of Property, ensuite access

Ensuite- Shower Cubicle, WC, Basin Towel Rail, Window to rear of property

Bedroom Two

Double Bedroom, Carpet, Built in Storage sections, window to front of property

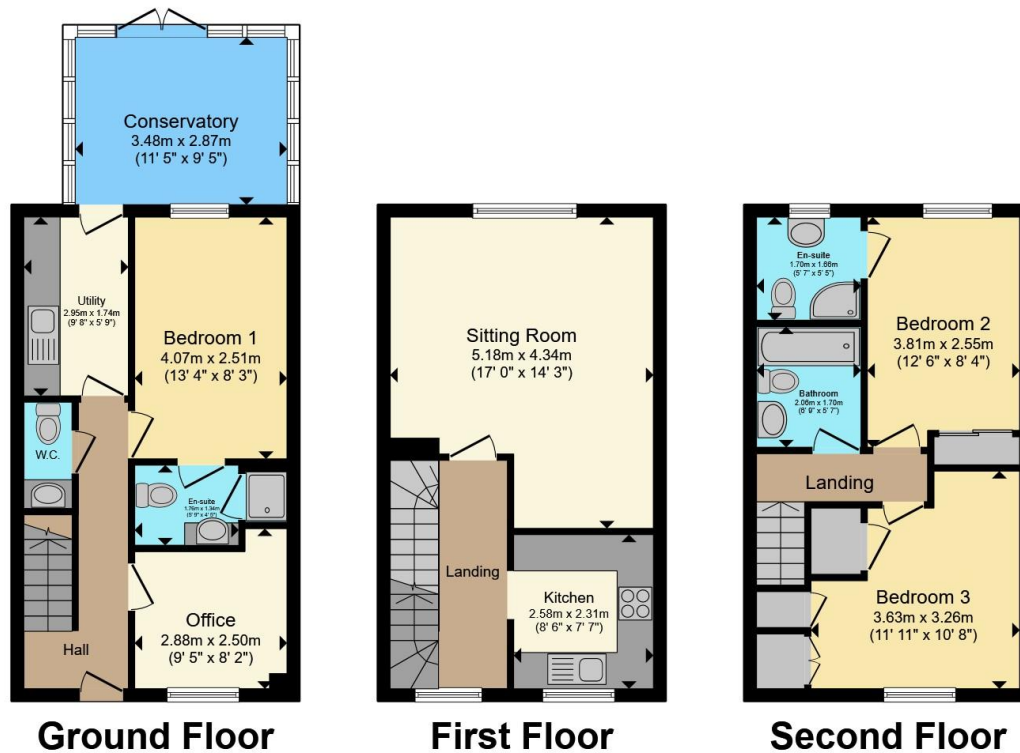
Family Bathroom

Bath with Overhead Shower, WC, Basin, Towel Rail, partially tiled walls

Agent Note

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





Total floor area 112.2 m² (1,207 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: Awaited
 Council Tax Band: D

view this property online connells.co.uk/Property/BIC309865

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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