Connells

Leach Road
Bicester

Leach Road
Bicester OX26 2JT

for sale guide price
£259,995

Property Description

Priced to sell!! Offered for sale with no onward chain, or available as an attractive investment opportunity, this spacious three-bedroom property provides well-proportioned accommodation throughout.

The ground floor comprises a generous living dining room, offering ample space for both relaxation and entertaining, alongside a bright kitchen and convenient cloakroom. The first floor comprises of three good-sized bedrooms, of which are two double and a single bedroom, and a modern, well finished shower room.

Externally, the property boasts a private, enclosed rear garden, complete with a useful outbuilding—perfect for families and enjoying outdoor living.

Conveniently situated in a popular residential location, the property is well placed for a range of local amenities and highly regarded schools, making it an excellent choice for both owner-occupiers and investors alike.

AGENTS 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.

Entrance

Laminate flooring, access to cloakroom, living diner, kitchen and stairs, built in cupboard

Cloakroom

Tiled floor, WC, basin unit, window to front of property

Living Diner

Carpet, window to front and rear of property, access to kitchen and entrance hall

Kitchen

Tiled floor, wall and base units, space for cooker, washing machine, window to rear of property and door access to garden

Landing

Carpet, access to all bedroom and shower room, built in cupboard, loft access point

Bedroom One

Double Bedroom, carpet, built in storage cupboard, window to rear of property

Bedroom Two

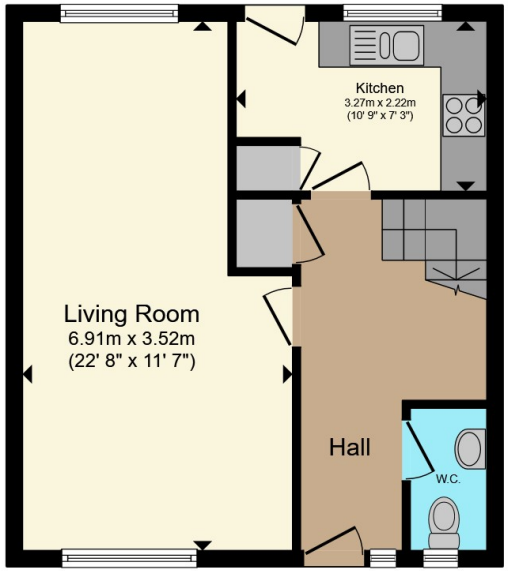
Double bedroom, carpet, window to front of property

Bedroom Three

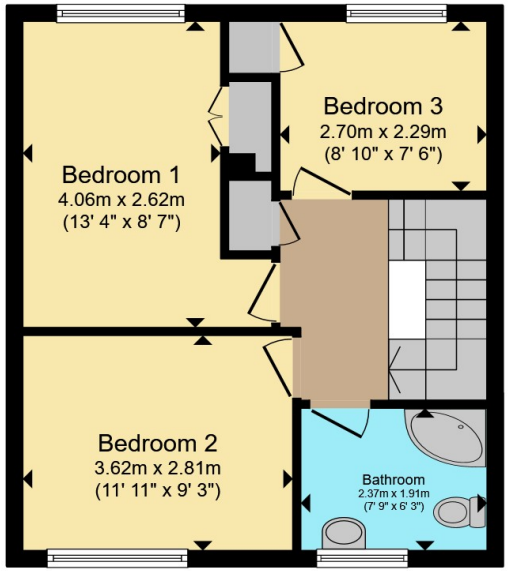
Single bedroom, carpet, built in storage, window to rear of property

Shower Room

Tiled floor, shower cubicle with rainfall shower, wc, basin with storage, towel rail, partially tiled walls, window to front of property



Ground Floor



First Floor

Outbuilding

Total floor area 87.8 m² (945 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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T 01869 244761
E bicester@connells.co.uk

5 Market Square
BICESTER OX26 6AA

EPC Rating: D

Council Tax
Band: B

Tenure: Freehold

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The Property Ombudsman

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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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