



**Connells**

Merganser Drive  
Bicester



## Property Description

Situated in the popular Langford Village, this two-bedroom house offers a stylish and practical living space ideal for first-time buyers or investors. Recently redecorated throughout, the property is well presented and ready for immediate occupation.

The kitchen is fitted with a built-in oven, hob, and extractor fan, and comes with a freestanding slimline dishwasher, offering convenience and functionality.

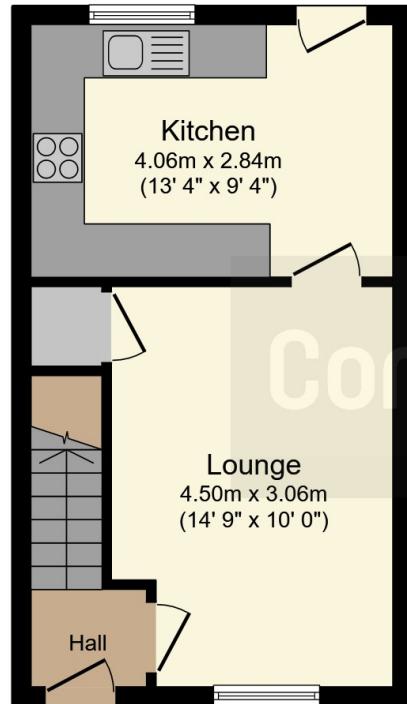
Upstairs, both bedrooms benefit from fitted cupboards providing ample storage, while a half-boarded loft offers additional space. The family bathroom is fitted with an L-shaped bath and shower, combining practicality with modern design. Energy efficiency is enhanced by a Nest smart heating system, giving greater control over comfort and running costs.

Outside, the property includes parking for two cars and a private rear garden with decking, a timber-frame canopy and an overhead heating lamp which creates a versatile outdoor entertaining area for year-round use., making it both practical and appealing. The location offers excellent connectivity, with Bicester Village train station just 0.8 miles away and the town centre within a mile. Local amenities including a primary school, shop, coffee shop, pharmacy, GP surgery, and pub/restaurant are all nearby, making this home a superb choice for modern living or as a strong investment opportunity.

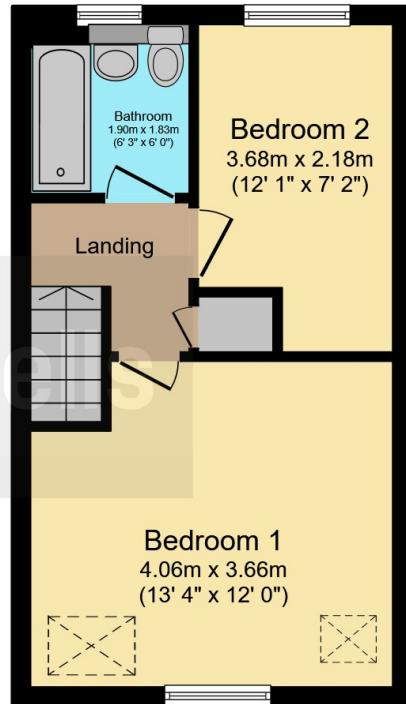
## Key Features

- Two-bedroom house in Langford Village
  - Recently redecorated throughout
- Modern kitchen with oven, hob, extractor & dishwasher
  - Family bathroom with L-shaped bath & shower
- Fitted cupboards in both bedrooms plus half-boarded loft
  - Nest smart heating system for energy efficiency
  - Garden with covered decking and heating lamp
    - Parking for two vehicles





**Ground Floor**



**First Floor**

Total floor area 60.4 m<sup>2</sup> (650 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.focalagent.com](http://www.focalagent.com)

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