

# 58 SPRUCE DRIVE

BICESTER

Breckon & Breckon  
est. 1947

# 58 Spruce Drive

Bicester

This immaculately presented and extended two-bedroom home offers generous driveway parking and a private rear garden. The property features a spacious driveway providing parking for up to four vehicles and has been thoughtfully renovated to a high standard throughout. On entry, the quality of finish is immediately evident. The modern kitchen is sleek and contemporary, complete with an integrated fridge-freezer, slimline dishwasher and induction hob. The bright, open-plan living room flows seamlessly into the dining area, with patio doors opening directly onto the secluded rear garden, making it ideal for both everyday living and entertaining. Upstairs, there are two stylish double bedrooms. The principal bedroom overlooks the garden and benefits from built-in wardrobes, while the second bedroom to the front features attractive wood panelling and ample space for a double bed and home office. The contemporary bathroom is finished with white tiling, black grout, a Crittall-style shower screen and a rainfall shower.

## GUIDE PRICE

**£325,000**

 2

 1

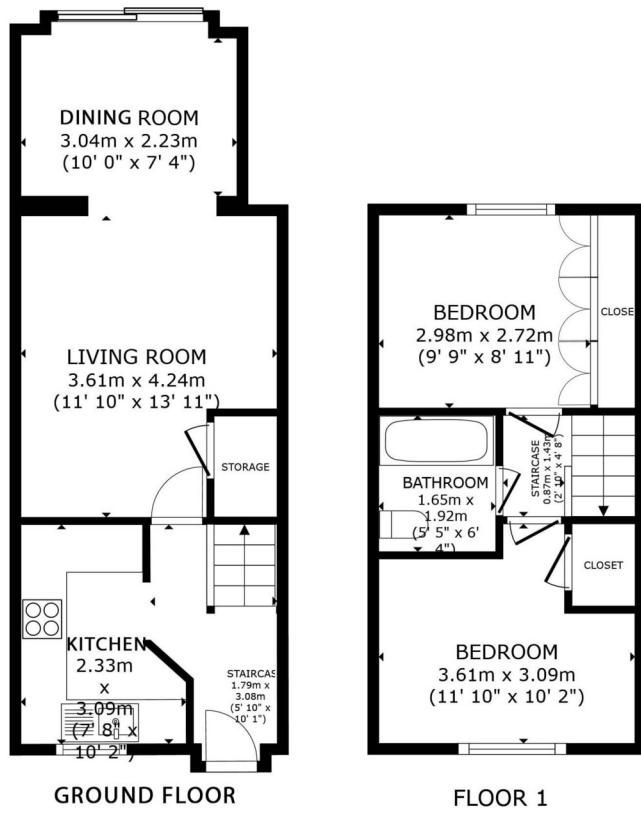
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Private garden







GROSS INTERNAL AREA  
FLOOR 1 35.1 sq.m. (378 sq.ft.) FLOOR 2 26.8 sq.m. (289 sq.ft.)  
TOTAL : 62.0 sq.m. (667 sq.ft.)



**Council Tax:**  
Band C

**Parking:**  
Off-street parking

**Local Authority:**  
Cherwell District Council

| Energy Efficiency Rating  |   | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|---|---|--|-----------|
|   |   | Current  | Potential |
| Very energy efficient - lower running costs                     |   |  |           |
| (92+)   | A |  |           |
| (81-91)   | B |  |           |
| (69-80)   | C |  |           |
| (55-68)   | D | 63   |           |
| (39-54)   | E |  |           |
| (21-38)   | F |  |           |
| (1-20)  | G |  |           |
| Not energy efficient - higher running costs                     |   |  |           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |  |           |
| (92+)   | A |  |           |
| (81-91)   | B |  |           |
| (69-80)   | C |  |           |
| (55-68)   | D |  |           |
| (39-54)   | E |  |           |
| (21-38)   | F |  |           |
| (1-20)  | G |  |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |  |           |
| England, Scotland & Wales                                       |   | EU Directive 2002/91/EC                        |           |
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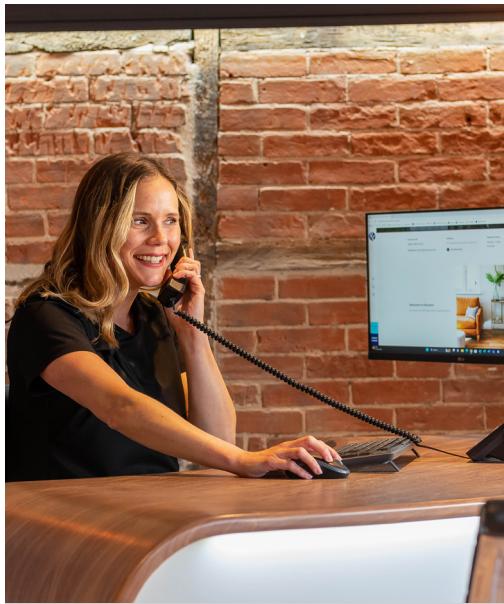
## LOCATION COMMENT

*Southwold in Bicester is a popular and well-established residential area, ideal for families and professionals alike. It offers a peaceful setting with a strong sense of community, while remaining conveniently close to Bicester town centre and Bicester Village. The area benefits from good local amenities, well-regarded schools, and nearby green spaces. Excellent transport links are easily accessible, including Bicester North and Bicester Village stations, providing direct routes to Oxford, London and beyond, as well as quick access to the M40 and A34.*



## OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

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est. 1947



**Every office** has access to **every buyer** registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

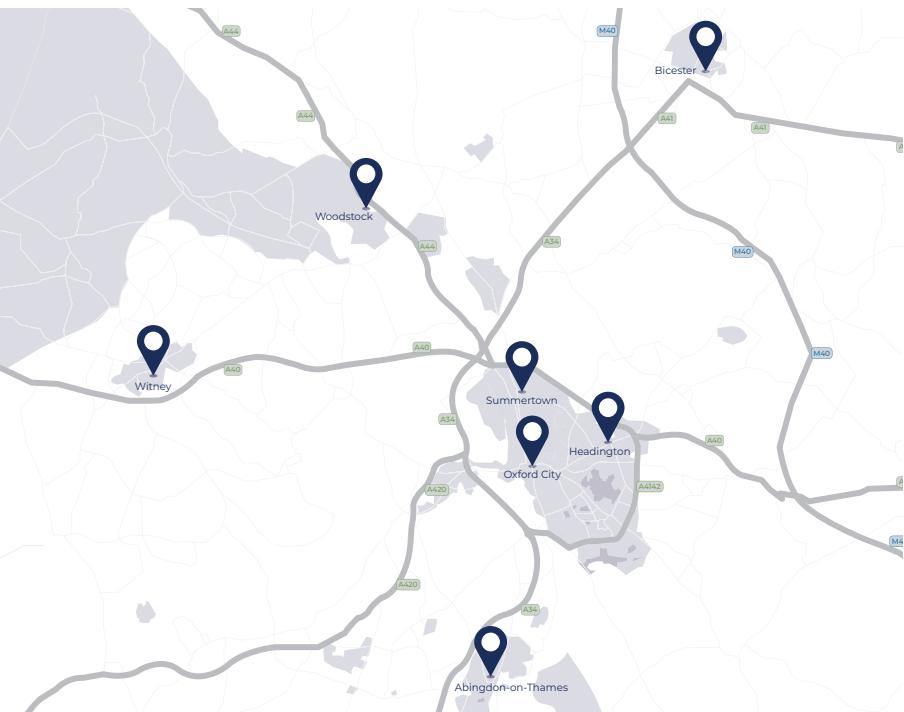
### Bicester Sales & Lettings

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**FROM LEFT:**  
Laura Conaty, Maxine Reynolds,  
Ken Cunhao Lin



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