



Connells

Mallards Way
Bicester

Mallards Way
Bicester OX26 6WU

For Sale Offers In Excess Of
£300,000

Property Description

Offered for sale with no onward chain, this two double bedroom home is situated within the highly sought-after New Langford development, well placed for local amenities and commuter links.

The ground floor offers a practical and comfortable layout. There is a kitchen to the front of the property, while to the rear a spacious living/dining room provides ample space for both relaxing and entertaining. From here, open access leads through to the conservatory, creating an additional reception area that overlooks and opens onto the garden, an ideal spot to enjoy the outlook all year round. A convenient cloakroom completes the ground floor accommodation.

Upstairs, there are two good-sized double bedrooms, along with a family bathroom serving both rooms.

Outside, the property benefits from a private rear garden with side gate access, offering a secure and manageable outdoor space. In addition, there is a garage and off-street parking, adding to the practicality of this appealing home.

A great opportunity for first-time buyers, downsizers or investors alike, in a popular and well-established location.



Entrance Hall

Wood flooring, access to kitchen, cloakroom, living area and stairs

Cloakroom

Wood flooring, wc, basin, window to front of property

Kitchen

Integrated oven and gas hob, extractor, space for fridge freezer, washing machine, wall and base units, window to front of property

Living Diner

Wood flooring, under stairs storage cupboard, open access to conservatory area

Conservatory

Wood flooring, double doors to garden

Landing

Carpet, access to bedrooms and bathroom. Loft access point

Bedroom One

Double bedroom, carpet, window to rear of property

Bedroom Two

Double bedroom, carpet, built in storage cupboard, window to front of property

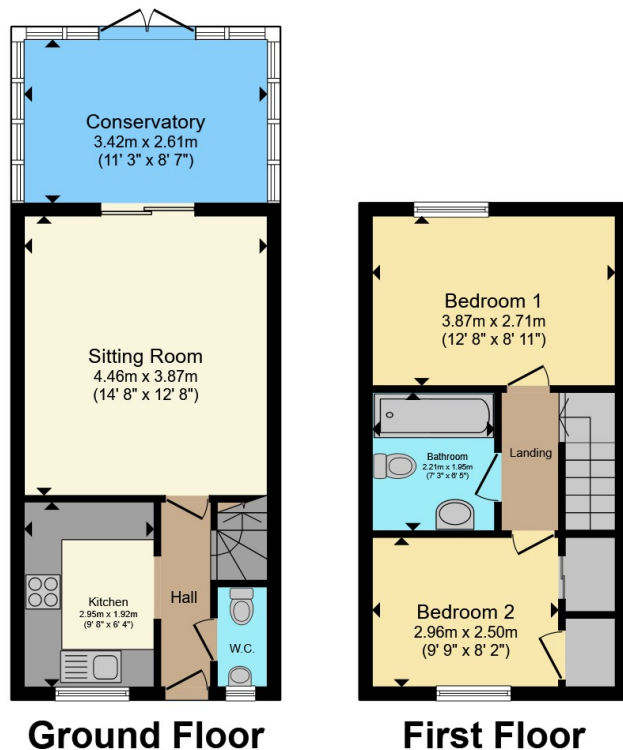
Family Bathroom

Tiled floor, partially tiled walls, bath with overhead shower, wc, basin, towel rail

Garage

Up and over door, power and lighting, parking space in front of garage





Total floor area 69.0 m² (743 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: C Council Tax
 Band: C

Tenure: Freehold

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