



71 Spruce Drive, Bicester

Bicester

Guide Price £290,000



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Bicester

**CHAIN FREE | TWO DOUBLE BEDROOMS |
ALLOCATED PARKING FOR TWO CARS | POPULAR
SOUTHWOLD DEVELOPMENT | WALKING
DISTANCE TO BICESTER NORTH STATION | CLOSE
TO PRIMARY & SECONDARY SCHOOLS**

IMS Property Group are pleased to offer to the market this two-bedroom mid terrace home, situated on the popular Southwold development in Bicester. Offered to the market chain free, the property is an ideal choice for first-time buyers, couples, small families or investors.

The ground floor comprises an entrance hall leading into a well-proportioned reception room, providing a comfortable living and dining space with patio doors opening directly onto the enclosed rear garden. The fitted kitchen benefits from an Ideal gas boiler.

To the first floor are two double bedrooms, both benefiting from fitted wardrobes, together with a family bathroom fitted with a shower over the bath. The property is double glazed throughout and heated via gas central heating.



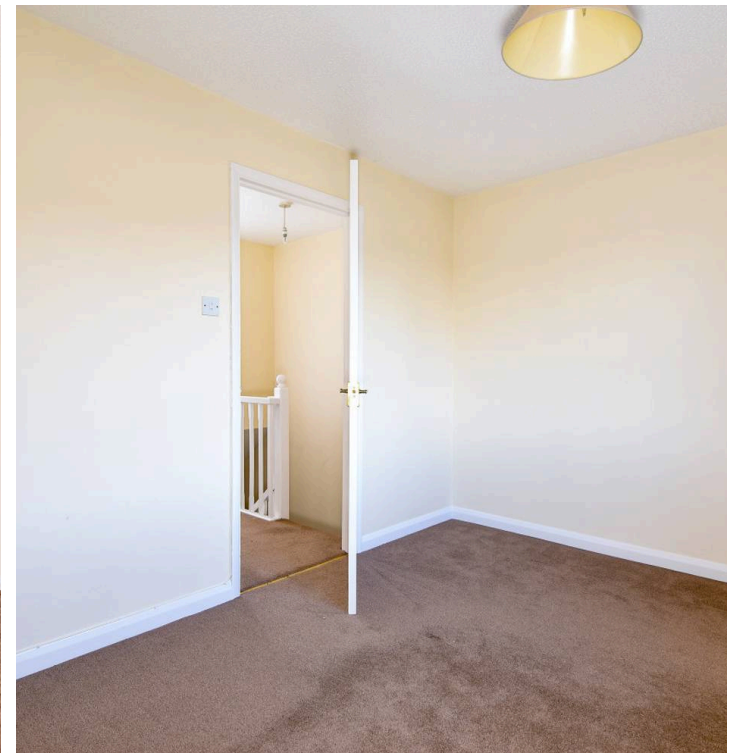
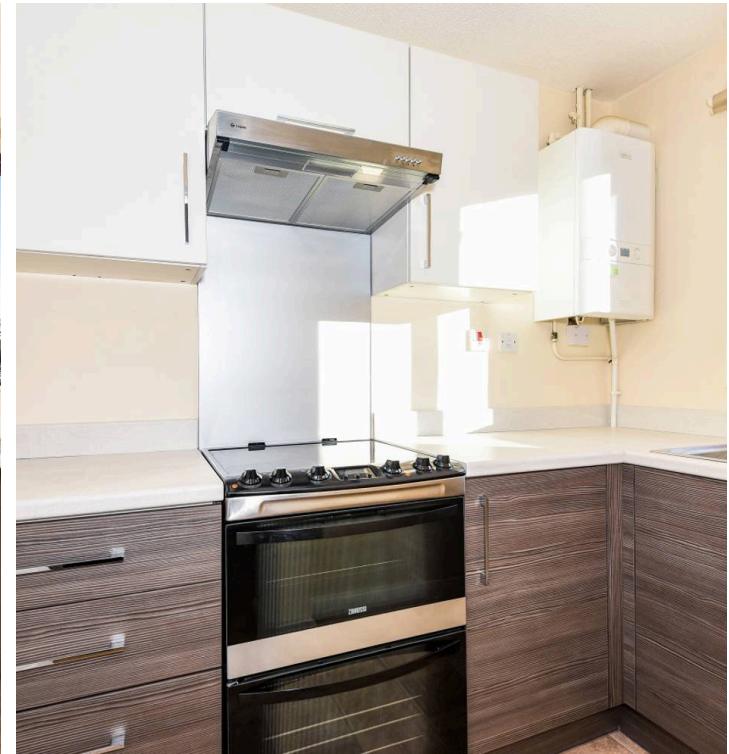
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Externally, the property benefits from an enclosed rear garden with gated access, providing a pleasant outdoor space with convenient access to the allocated parking. There is allocated parking for two vehicles, accessed via the archway.

The Southwold development is particularly well positioned for access to a range of local amenities and transport links. Bicester North Railway Station is within walking distance, providing convenient rail connections towards London, Birmingham and Banbury. Making the property particularly attractive to commuters. The M40 motorway is easily accessible, providing connections towards London, the M25, Oxford and Birmingham.

The property is also conveniently located for a selection of primary and secondary schools, making it well suited to families. Local amenities are close by, including a Tesco Express, hairdressers and takeaway outlets, while Bicester town centre is also within easy reach.





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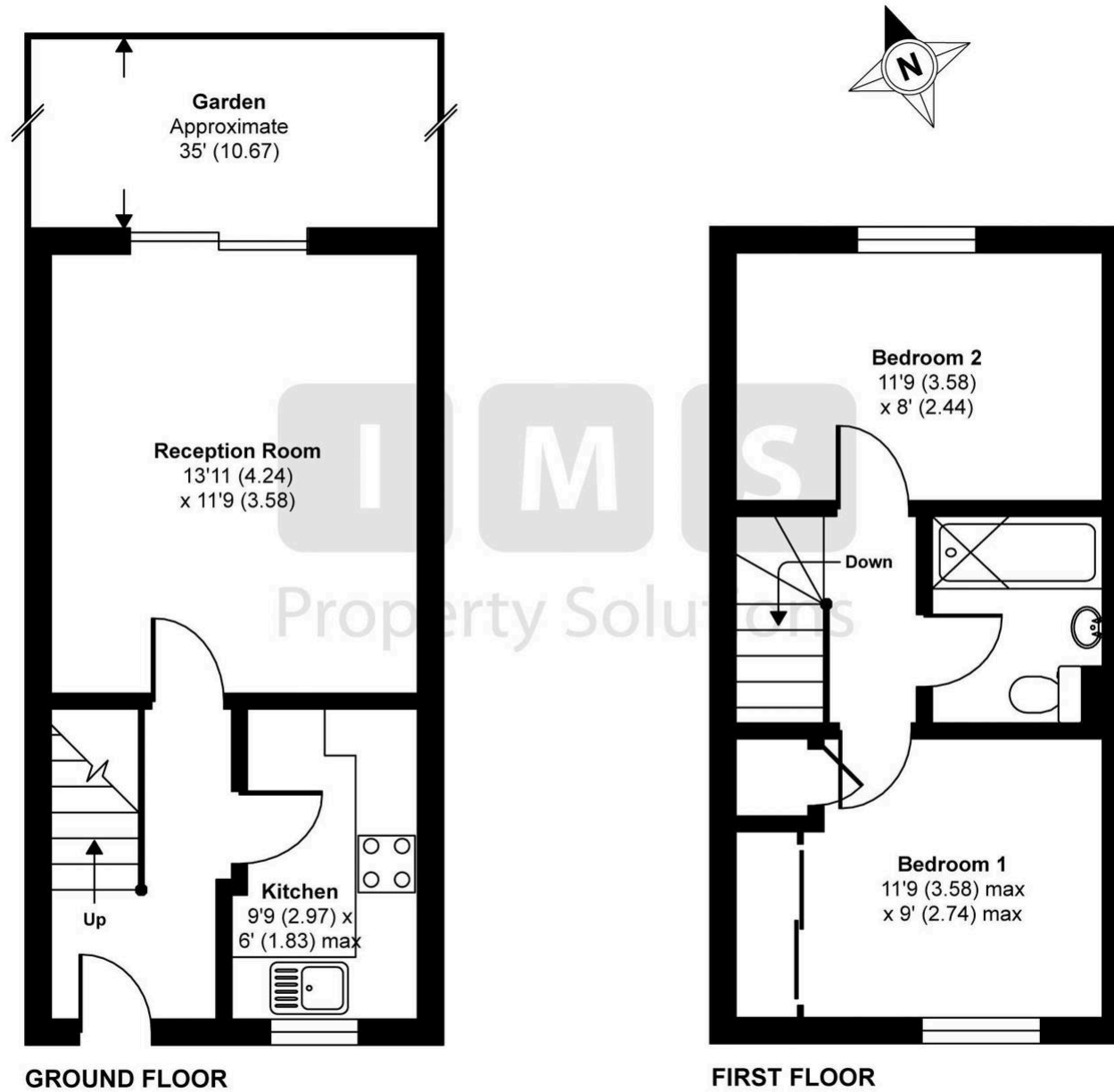
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Key Information

- Price £290,000
- Tenure: Freehold
- Council Tax: Band B
- EPC: C
- Utilities: Mains gas, water and drainage
- Parking: Allocated parking for 2 cars
- Construction: Brick
- Estimated broadband speeds: Standard 4 mbps / Superfast 101 mbps / Ultrafast 1800mbps
- Mobile signal: check <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- Flood risk: Surface water Very low

Spruce Drive, Bicester, OX26

APPROX. GROSS INTERNAL FLOOR AREA 582 SQ FT 54 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.