



9 Elderfield Road, Bicester

Bicester



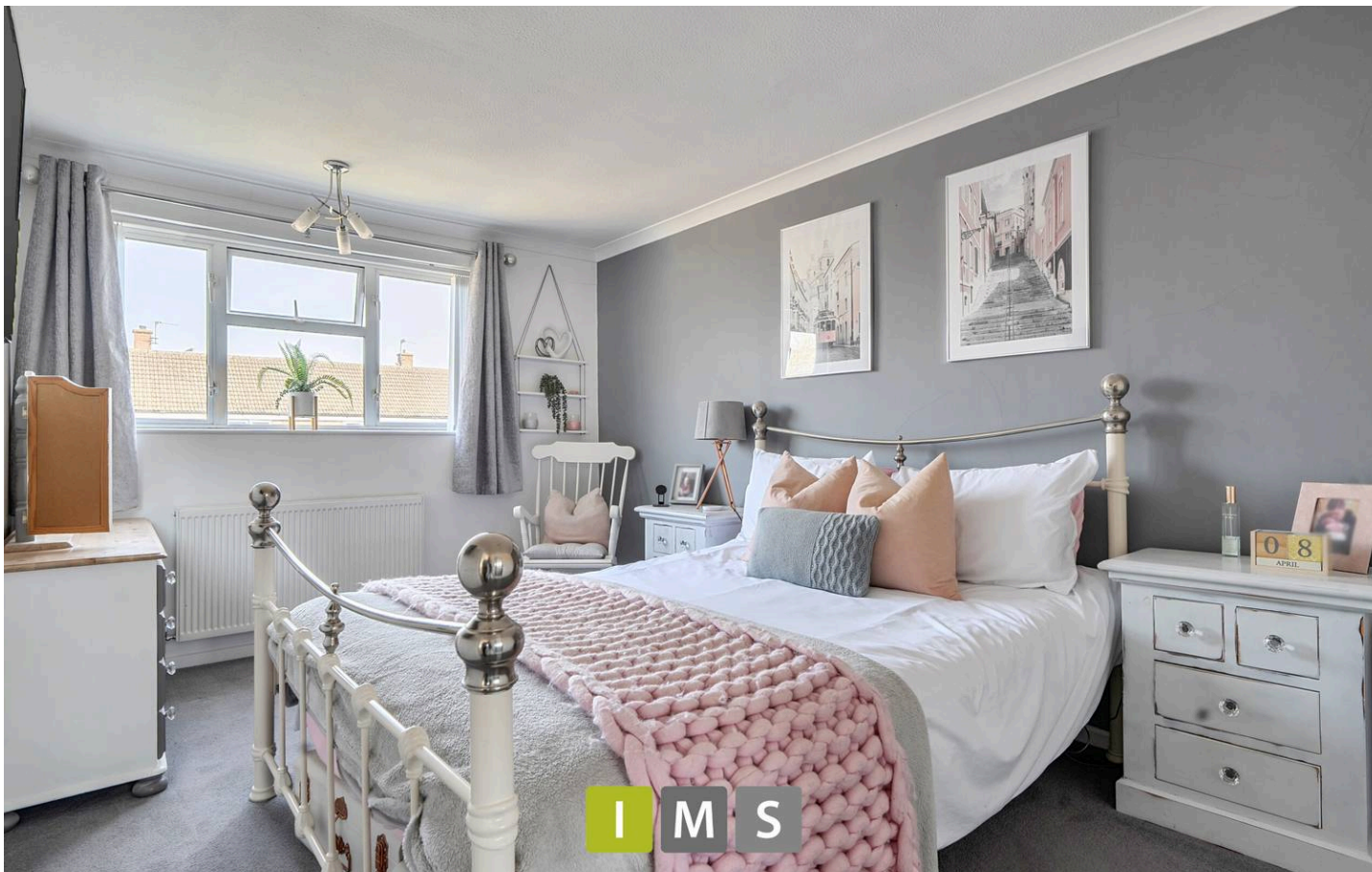
Guide Price £300,000

## 9 Elderfield Road

Bicester,

IMS are delighted to present this beautifully maintained two-bedroom mid-terrace home, ideally situated in Caversfield, Bicester. From the moment you step inside, the property offers a warm and inviting feel. The ground floor features a spacious and light-filled lounge, enhanced by French doors with additional side windows that allow natural light to pour in, creating a bright and airy living space. Neutral laminate flooring runs throughout the lounge, providing a modern and versatile finish. A well proportioned kitchen with ample workspace, seamlessly leading into a useful utility area completes the ground floor. A door from here opens directly onto the rear garden, making it perfect for both everyday living and entertaining.



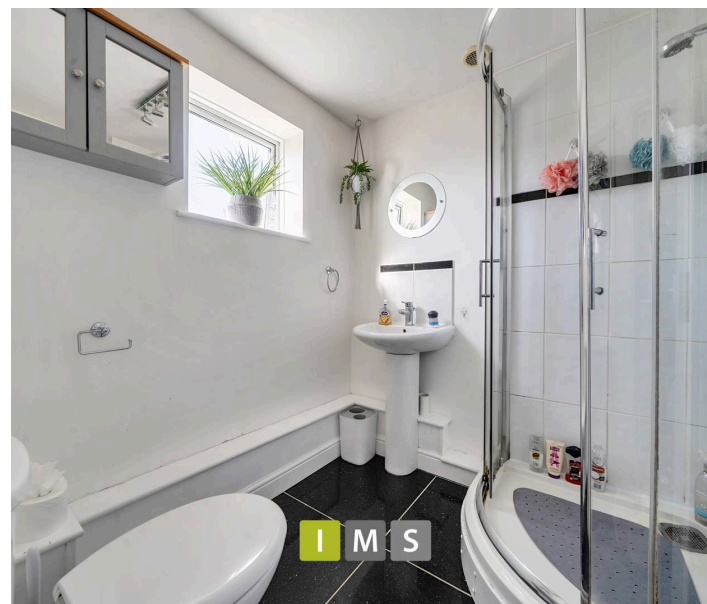
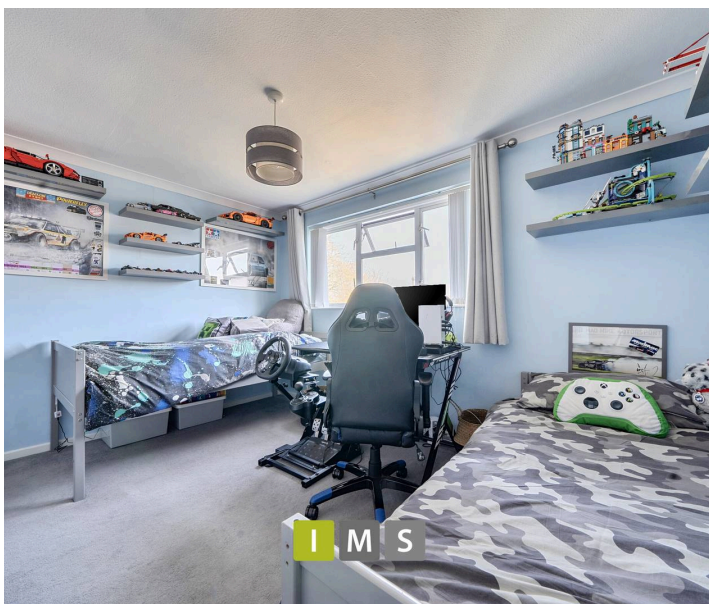


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Upstairs, the property continues to impress with two generous double bedrooms. The principal bedroom benefits from built in wardrobes, while the second bedroom offers flexible space ideal for guests, a home office, or a growing family. A well appointed family bathroom, complete with shower, wash basin, and WC, serves both rooms. Outside, the property boasts a private rear garden, thoughtfully designed with both patio and lawn areas, ideal for relaxing, dining, or enjoying time with family and friends. To the front, there is convenient driveway parking for two vehicles.

Caversfield is a charming and popular residential area on the edge of Bicester, known for its peaceful surroundings while still offering excellent access to local amenities. Residents benefit from nearby shops, schools, and green spaces, as well as easy access to Bicester Village, transport links, and the wider Oxfordshire area.





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This fantastic home is perfectly suited to first-time buyers looking to step onto the property ladder, as well as small families seeking a comfortable and well located home. Combining practicality with style, this is a property that truly needs to be seen to be fully appreciated.

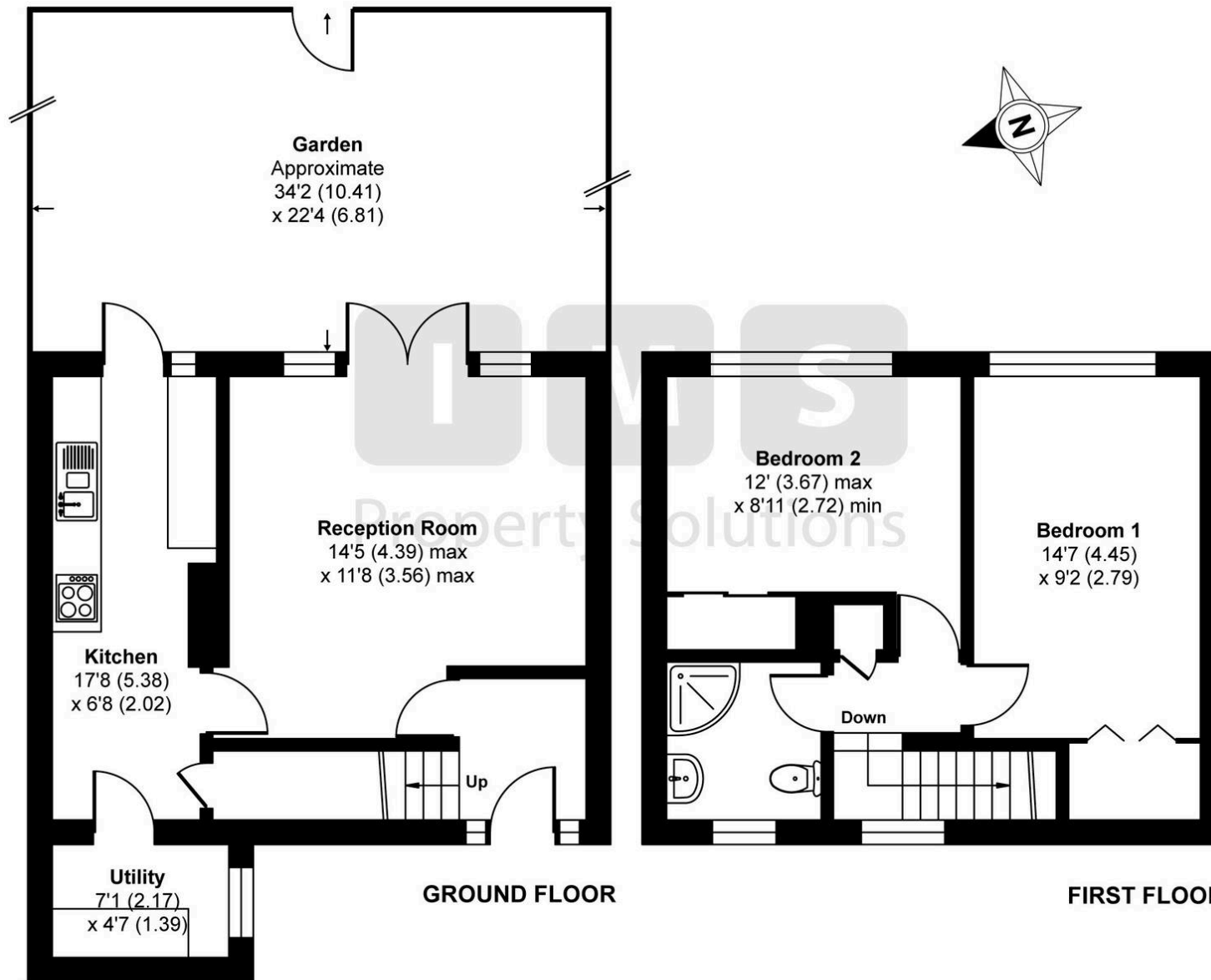
- Key Information
  - Price £300,000
  - Tenure Freehold
  - Management charge £250 per year
  - Council Tax Band B
  - EPC C
  - Utilities: Mains gas, water and drainage
  - Parking : Driveway for 2 cars
  - Construction: Brick
  - Estimated broadband speeds: Standard 4mbps / Superfast 80 mbps / Ultrafast 2000 mbps
  - Mobile signal: check <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
  - Flood risk: Surface water Very low



# Elderfield Road, Bicester, OX27

Approximate Area = 809 sq ft / 75.1 sq m

For identification only - Not to scale





## IMS Property Group

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