

# HUNTERS®

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## Redcar Road

Bicester, OX26 1BQ

Offers In Excess Of £300,000  
Freehold

 2  1  1  B  
Council Tax: C



# 15 Redcar Road

Bicester, OX26 1BQ

Offers In Excess Of £300,000



- 2 bedroom semi-detached house
- Quiet cul-de-sac location
- No onward chain
- Good order throughout
- Large downstairs cloakroom
- 2 good size double bedrooms with storage
- Gas combi boiler
- Enclosed garden with side access
- 2 parking spaces

A spacious and well presented two double bedroom semi-detached house, with off-road parking for two cars and offered to the market with no onward chain.

The accommodation comprises of an entrance hall, large cloakroom with space to house a washing machine, kitchen with tiled floor and built-in oven, gas hob and extractor hood, light and airy living room with door leading out to the rear garden. On the first floor there is a storage cupboard on the landing, both bedrooms are good size double rooms with built-in wardrobes and there is a family bathroom.

The rear garden is fully enclosed, with a garden shed and side access from the front of the house. There are two parking spaces in the parking area directly outside the property.

Kingsmere facilities include a bank of shops with a supermarket and food outlets, primary and secondary schools, and the nearby retail park. Junction 9 of the M40 is with 2 miles and both Bicester Village and the train station are within walking distance.

Tel: 01869 321999



**Ground Floor**  
Approx. 36.7 sq. metres (394.7 sq. feet)

The Ground Floor plan shows a rectangular layout. At the top is a large **Living Room** (3.74m x 4.55m / 12'3" x 14'11") with a fireplace and a large window. To the left of the living room is a **Cloakroom** (1.43m x 1.84m / 4'8" x 6'). Below the cloakroom is the **Kitchen** (2.74m x 2.41m / 9' x 7'11") featuring a tiled backsplash and a sink. A central **Hall** contains a staircase leading up. A front door is located at the bottom right, and a rear door is at the top right.

**First Floor**  
Approx. 36.5 sq. metres (392.9 sq. feet)

The First Floor plan shows a similar rectangular layout. It features two bedrooms: **Bedroom 1** (2.84m x 3.80m / 9'4" x 12'6") at the top and **Bedroom 2** (2.00m x 4.55m / 6'7" x 14'11") at the bottom. A central **Landing** area provides access to the bedrooms and a **Bathroom** (2.08m x 2.19m / 6'10" x 7'2") located between the two bedrooms. A staircase leads down to the ground floor.

**Total area: approx. 73.2 sq. metres (787.7 sq. feet)**

Please contact our Hunters Bicester Office  
on 01869 321999 if you wish to arrange a viewing appointment for this  
property or require further information.

**Energy Efficiency Rating**

Very energy efficient - lower running costs

Current: 82 Potential: 95

92 (plus) A  
(81-91) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-20) G

Not energy efficient - higher running costs

**England & Wales**

EU Directive 2012/27/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO<sub>2</sub> emissions

Current: 82 Potential: 95

92 (plus) 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 & Wales**

EU Directive 2012/27/EC

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