



40 Hampden Square, Upper Heyford

Bicester



Guide Price £300,000

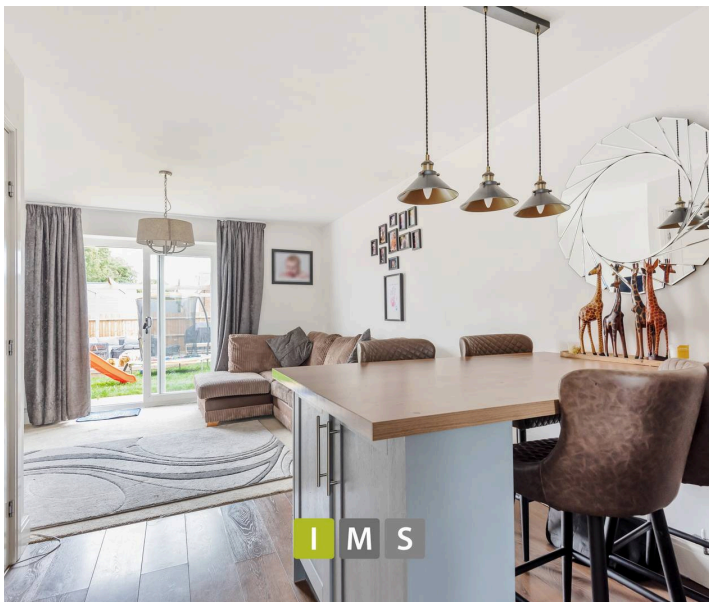


40 Hampden Square

Upper Heyford, Bicester

IMS are pleased to present this delightful two bedroom home in the highly sought after Upper Heyford area of Bicester. Offering immaculate interiors, a private rear garden, and the added benefit of off road parking to the side of the property, this home is ideally suited to first time buyers or small families. The property is also offered **chain free**, providing a smooth and straightforward purchase opportunity.

Upon entering the property, you are welcomed by a conveniently located cloakroom/WC, finished in a clean, modern style with contemporary fittings. Continuing through, the heart of the home is the bright and spacious open-plan kitchen and living area. Flooded with natural light, this versatile space is ideal for both everyday living and entertaining guests. The elegant wooden flooring and full-height glazed doors create a seamless connection to the garden, enhancing the sense of space and tranquillity. The kitchen is fitted with modern cabinetry and integrated appliances, offering both style and practicality.



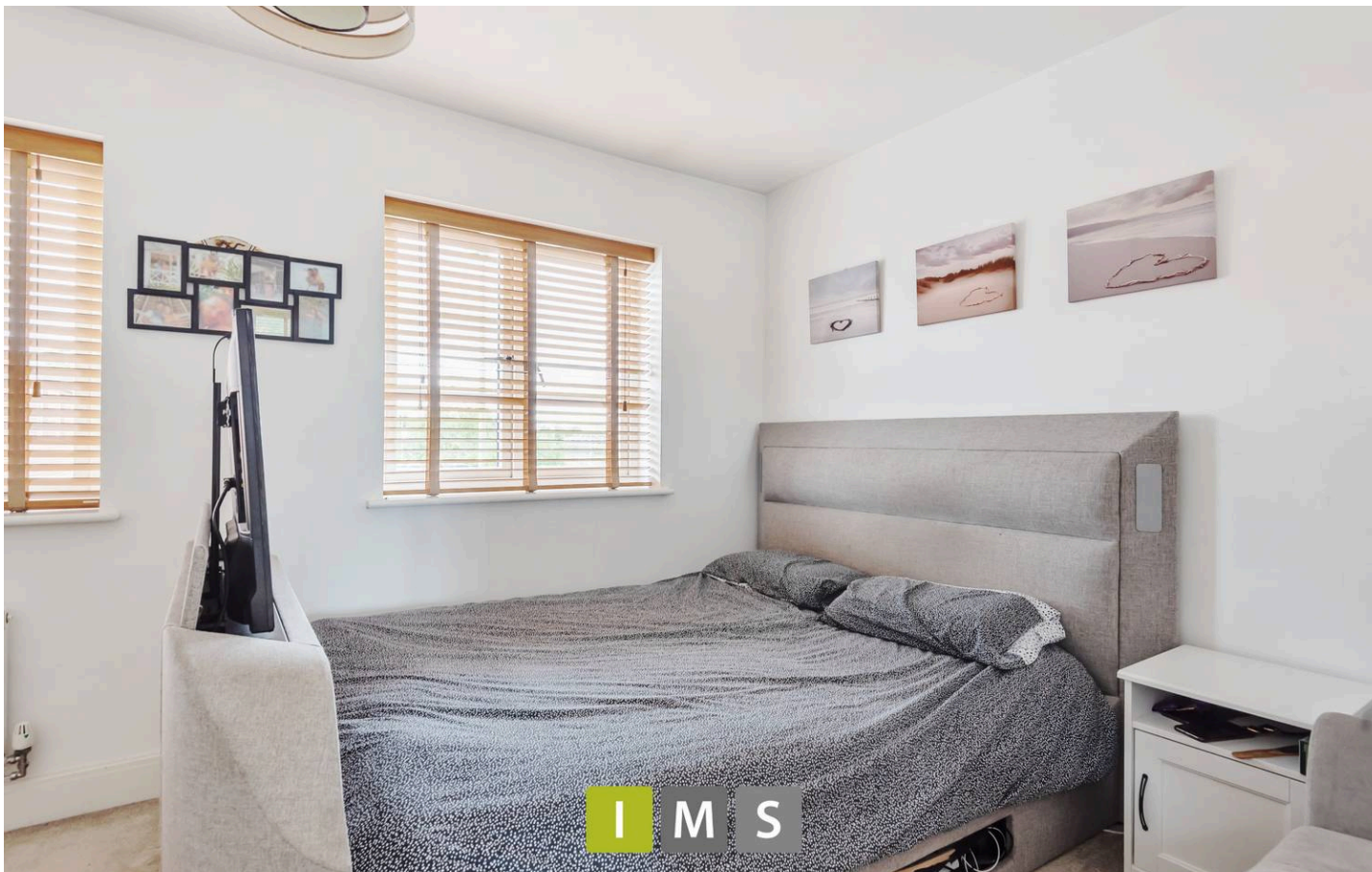


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The rear garden is a generous length, thoughtfully designed for low-maintenance enjoyment, and features a timber patio area at the far end. Perfect for outdoor dining and relaxing in the warmer months.

To the first floor, the principal bedroom is a bright and airy retreat, enhanced by two large windows and tasteful neutral décor, creating a calm and restful atmosphere. The second bedroom is also well-proportioned and filled with natural light, making it ideal as a guest room, nursery, or home office, with pleasant views over the garden. The family bathroom is finished to a high standard, featuring modern fittings and a contemporary, spa inspired design.

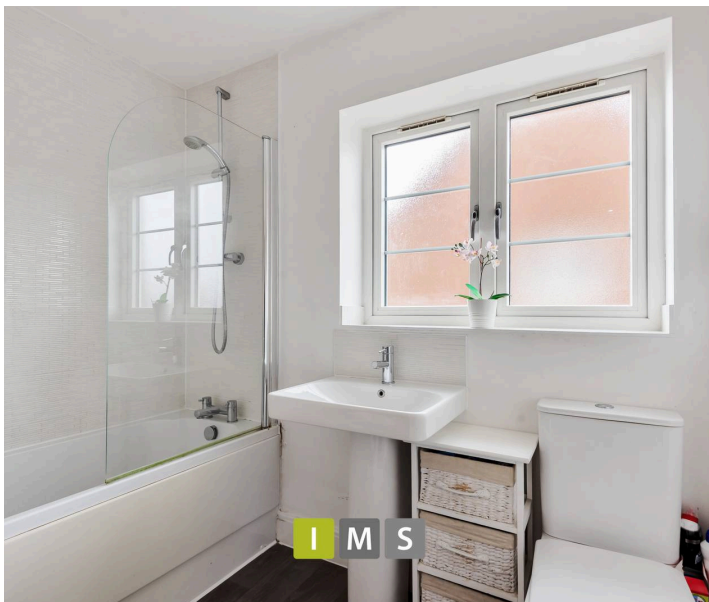


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This well presented home combines modern living with comfort and practicality in a desirable location, and benefits from the added advantage of being chain free.

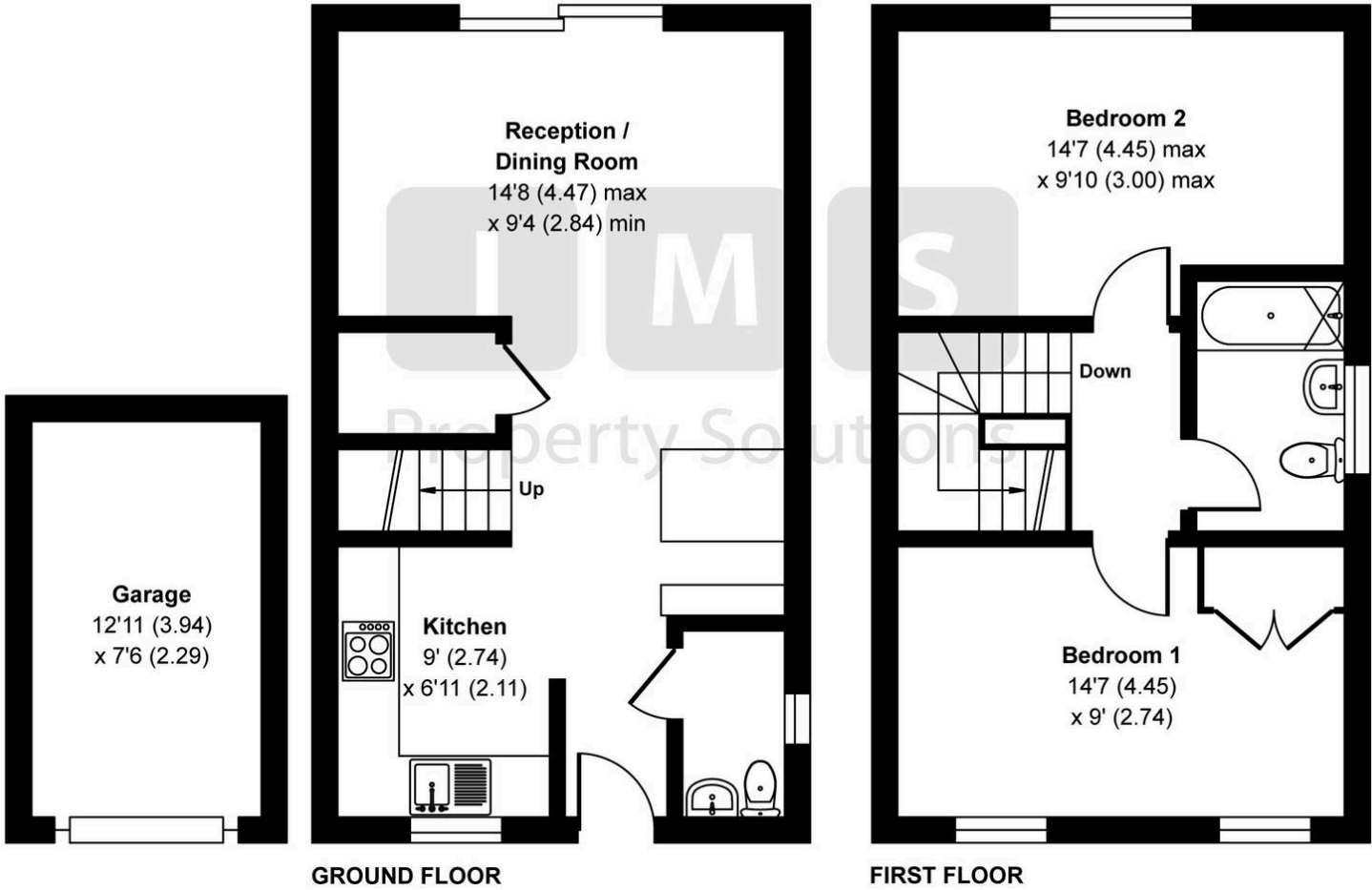
- Key Information
 - Price £300,000
 - Tenure Freehold
 - Management charge £53.75 per quarter
 - Council Tax Band C
 - EPC B
 - Utilities: Mains gas, water and drainage
 - Parking : Driveway for 2 Cars
 - Construction: Brick
 - Estimated broadband speeds: Standard 29 mbps / Ultrafast 1800 mbps
 - Mobile signal: check <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
 - Flood risk: Surface water Very low



Upper Heyford, Bicester, OX25

Approximate Area = 845 sq ft / 78.5 sq m (includes garage)

For identification only - Not to scale





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