



**Quadrant Estate Agents**

**£380,000**



**Braeburn Avenue, Bicester, OX27 8BP**  
**3 Bedrooms & 2 Bathrooms**

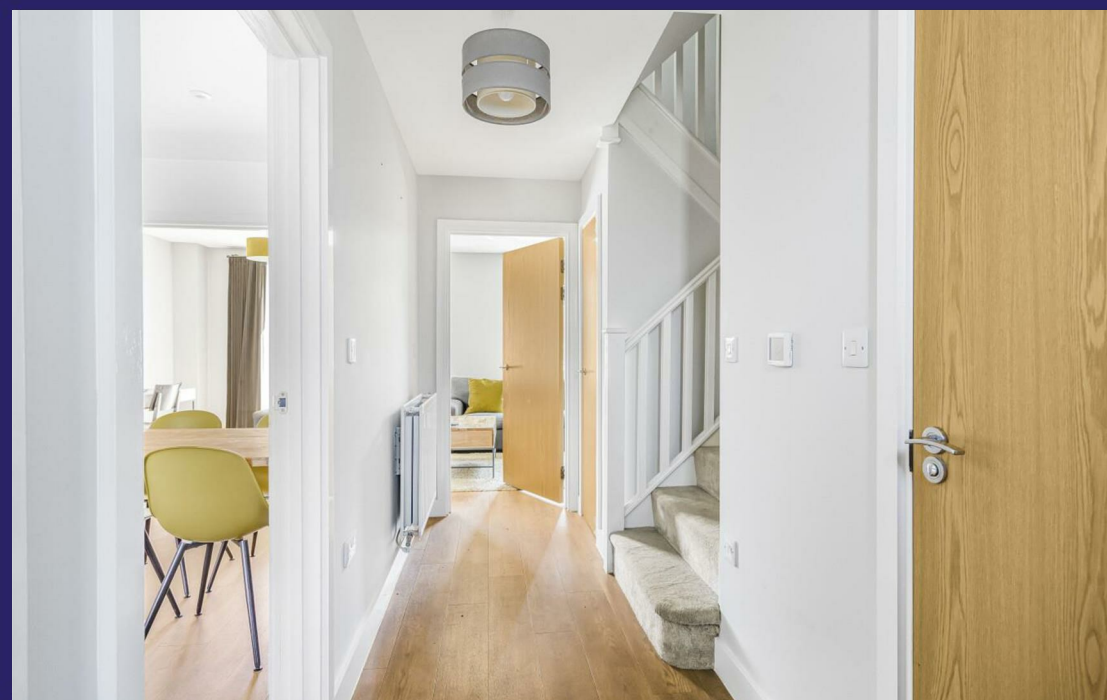
- Freehold
- Council Tax Band - D
- Construction - Standard
- Electricity - Mains Electricity
- EPC Rating - B
- Council Tax - Cherwell District Council
- Mains Water - Thames Water
- Heating - Community Scheme / SSE Heating on Site
- Mobile Phone Coverage - Please check using Ofcom Website
- Internet - Please check using Ofcom Website

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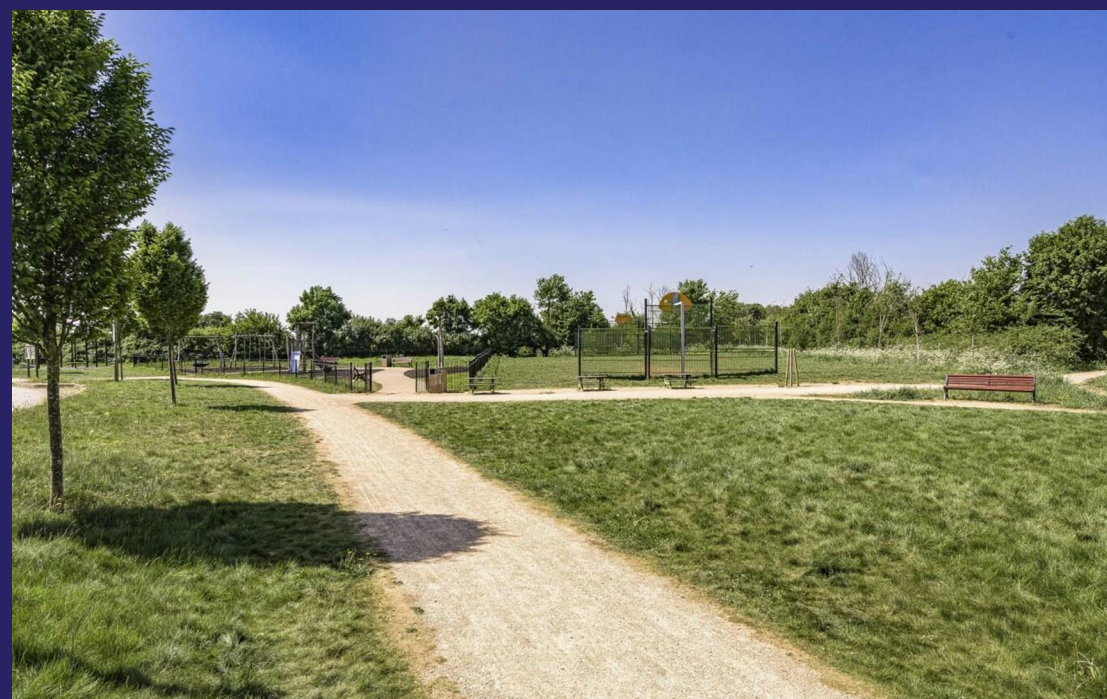
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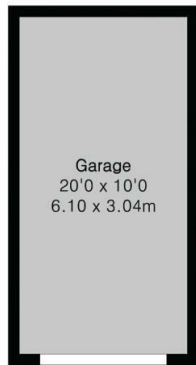


**Approximate Gross Internal Area 1216 sq ft - 113 sq m**

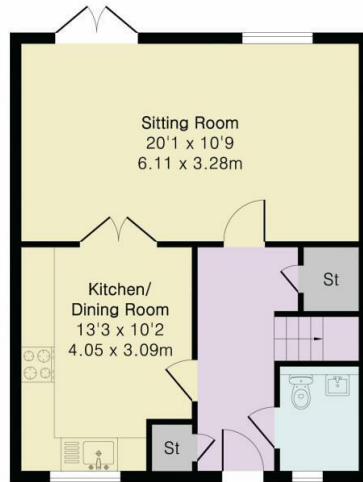
Ground Floor Area 508 sq ft – 47 sq m

First Floor Area 508 sq ft – 47 sq m

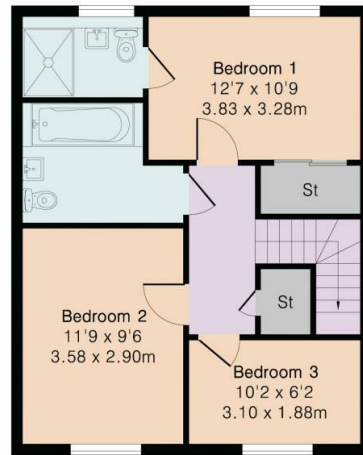
Garage Area 200 sq ft – 19 sq m



Garage

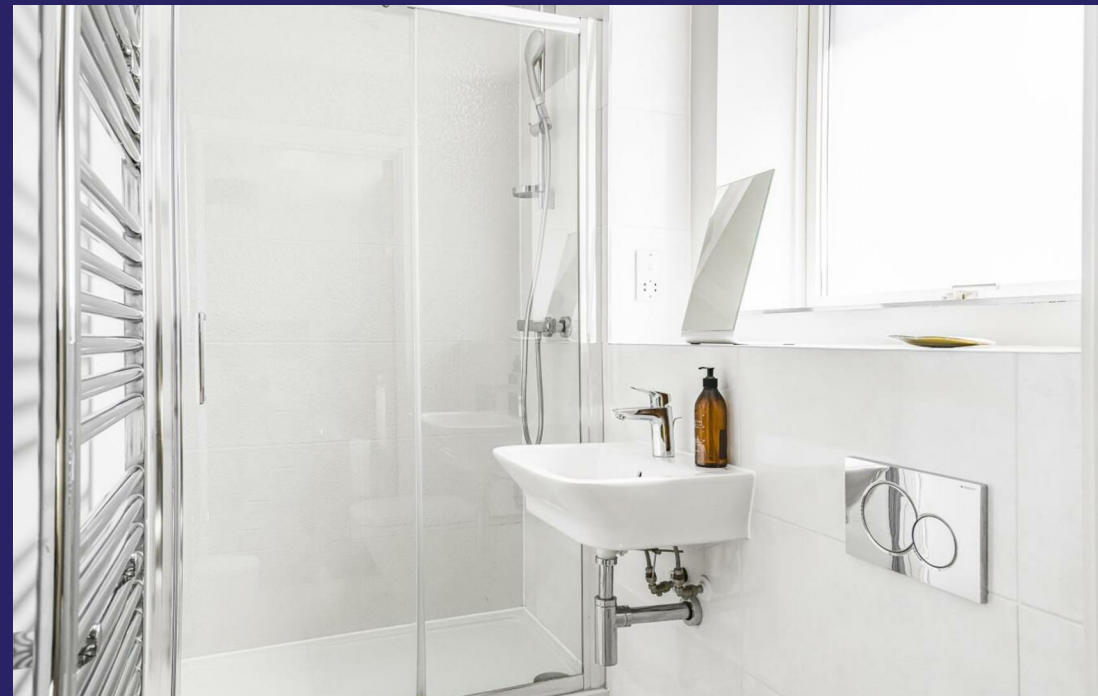


Ground Floor



First Floor

A deceptively spacious and exceptionally eco-friendly, three bedroom family home built in 2019 with a good size Single Garage available with NO ONWARD CHAIN located on the popular Elmsbrook development on the North West edge of Bicester within easy reach of M40, Two Mainline Railway Stations and Bicester Main Town Centre. The property briefly comprises, Spacious Entrance Hallway, Cloakroom, Kitchen/Dining Room, Lounge with doors leading out onto Rear Garden. On the first floor there are Three bedrooms with En-suite to Master Bedroom & Good size Family Bathroom. Outside there is a Paved area to the Front and Enclosed Rear Garden. The Single Garage is a generous size with Light & Power Points. Management Fees Apply, currently £40.72 pcm.



**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings been tested. Room sizes should not be relied upon for furnishing purposes; they are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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