



**Connells**

Heyford Leys  
Upper Heyford Bicester

### Property Description

A well-presented two double bedroom park home, ideally located in the popular Duvall park in Upper Heyford.

The property offers a bright and spacious open-plan living and dining area, featuring an electric fireplace, windows to the front and the side of the property, providing a comfortable and welcoming space for everyday living and entertaining.

The fitted kitchen is well arranged, gas hob and electric oven, with ample storage, worktop space and provides additional access to the rear garden.

There are two generous double bedrooms, both benefiting from built-in storage. The main bedroom further enjoys a private en-suite shower room, while the accommodation is completed by a modern family bathroom.

Outside, the home benefits from driveway parking and a large, multi-section garden, offering a variety of outdoor spaces along with useful storage sheds.

Situated on the edge of the Heyford Park development with local amenities that include a local Sainsburys, schools for all ages, a gymnasium, hotel and restaurant,

An excellent opportunity for those seeking a well-maintained home in a pleasant and convenient location



## Entrance Hall

Carpet, access to living area, bedrooms and bathroom. Built in storage cupboard

## Living Area

Carpet, windows to side and rear, electric fireplace,

## Dining Area

Access to kitchen, frosted glass patio doors to front of property

## Kitchen

Vinyl floor, glass panel door to dining area, wall and base units, integrated gas hob, electric oven, space for fridge freezer, washing machine, window and door to rear of property

## Bedroom One

Double bedroom, carpet, built inside and over bed storage, tv aerial point, window to rear of property, access to en-suite  
En-suite- Vinyl floor, shower cubicle, wc, basin, window to rear for property

## Bedroom Two

Double bedroom, carpet, built in over bed storage, window to rear of property,

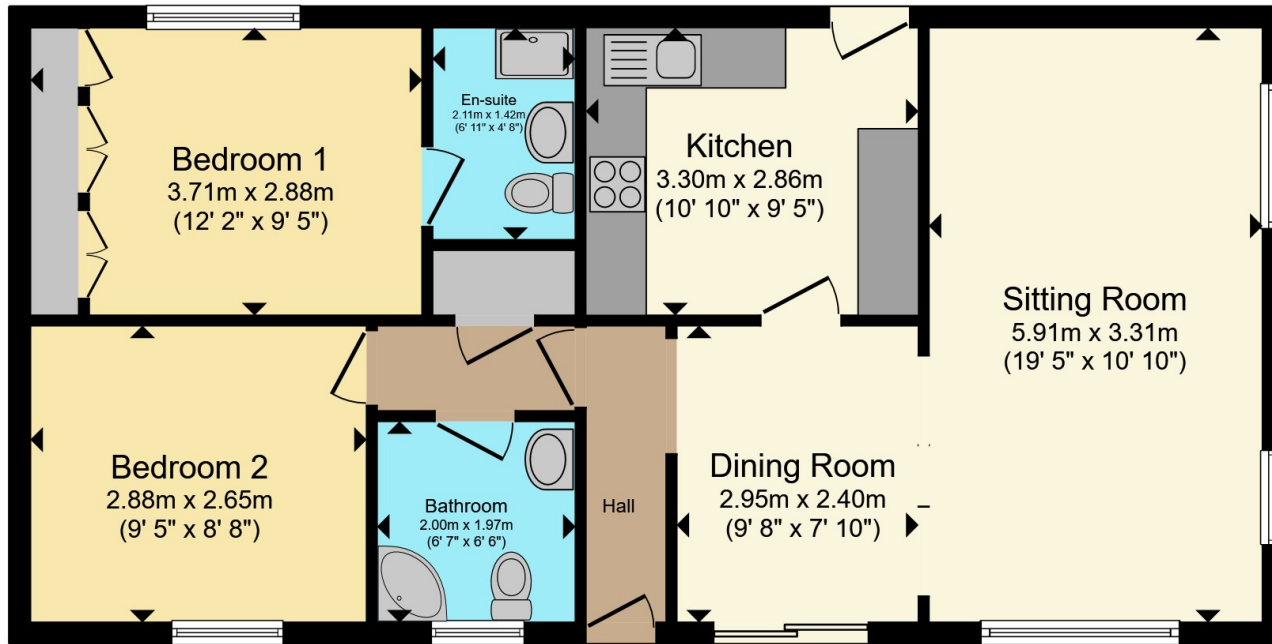
## Bathroom

Vinyl floor, corner style bath, partially tiled walls, wc, basin, window to front of property

## Agents Note

Monthly service charge is £233.80 per month subject to annual review, this includes water and drainage





Total floor area 72.2 m<sup>2</sup> (777 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: Exempt  
 Council Tax Band: A

**view this property online [connells.co.uk/Property/BIC309612](http://connells.co.uk/Property/BIC309612)**

Tenure:

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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