



Connells

Avocet Way
Bicester



Property Description

Situated within the highly sought-after Langford Village development, this well-presented three-bedroom terraced home is offered to the market with no onward chain, making it an ideal purchase for both first-time buyers and investors alike.

The accommodation comprises a welcoming living room, leading through to a spacious kitchen/diner with ample room for both cooking and entertaining. Upstairs, there are three bedrooms along with a family bathroom, while a convenient cloakroom is located on the ground floor.

Outside, the property benefits from an enclosed rear garden, providing a private space for relaxing or outdoor dining, and there are two allocated parking spaces for added convenience.

Early viewing is highly recommended to appreciate all that this property has to offer.

AGENTS NOTE: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance

Laminate floor, access to cloakroom and living room

Cloakroom

Wc, basin, window to front of property

Living Room

Laminate floor, window to front of property, access to kitchen diner, stairs access

Kitchen Diner

Vinyl floor, wall and base units, integrated

oven, gas hob and extractor, space for slimline dishwasher, fridge freezer. Built in under stairs storage cupboard, window and patio doors to rear garden

Landing

Carpet, access to bedrooms and bathroom, airing cupboard. Loft access point

Bedroom One

Double bedroom, carpet, 5 door built in storage unit, window to front of property

Bedroom Two

Double bedroom, carpet, window to rear of property

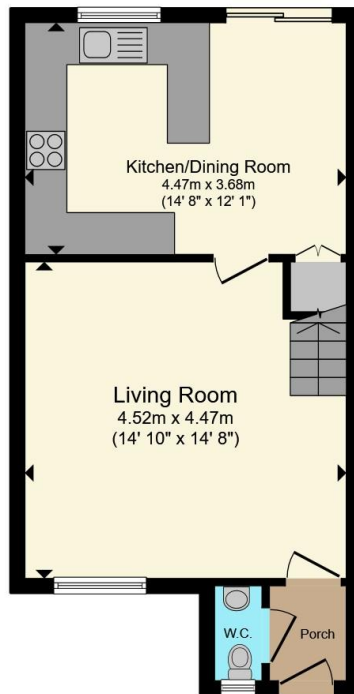
Bedroom Three

Single bedroom, carpet, above stairs storage, window to front of property

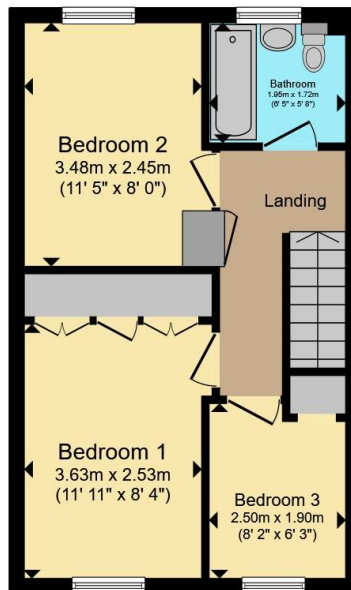
Bathroom

Tiled floor, partially tiled walls, bath with electric shower, wc, basin, window to rear of property





Ground Floor



First Floor

Total floor area 75.4 m² (811 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

Connells



To view this property please contact Connells on

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5 Market Square
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EPC Rating: C Council Tax
Band: C

view this property online connells.co.uk/Property/BIC309719

Tenure: Freehold



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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