



Stratford Way, Bicester, Oxfordshire

A 3 year old, 3 bedroom semi-detached house | No onward chain | Parking for 2 cars | Cloakroom | Bedroom 1 with en-suite shower room | Good size landscaped rear garden | EPC rating; B

Asking Price: **£382,000**



29 Stratford Way, Bicester, Oxfordshire, OX26 1BY

DESCRIPTION

A very well presented 3 year old semi-detached Linden home with south-east facing landscaped rear garden and parking for 2 cars. This 3 bedroom, 2 bathroom property is offered with no onward chain.

The accommodation comprises hall, cloakroom, living room, kitchen/breakfast room with porcelain tiled flooring, built-in double oven and gas hob. The 3 year old appliances which include a washing machine, dishwasher and fridge/freezer are also for sale by separate negotiation. The French doors from the breakfast area lead out into the good size rear garden.

On the first floor the master suite benefits from an en-suite bathroom, while there are 2 further bedrooms and a family bathroom.

Outside there is parking for 2 vehicles to the side of the property and gated access to the large, beautifully maintained rear garden which houses a patio area, mature flower and shrub borders, a raised vegetable border and a garden shed.

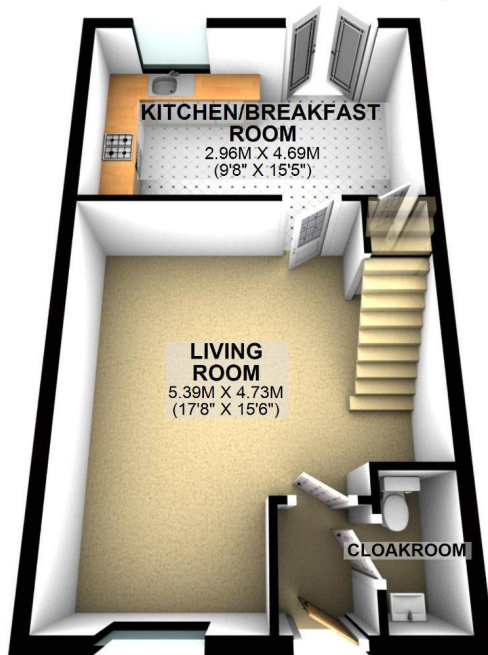
Local amenities on the Kingsmere development include a general store, primary and senior schools, a retail park, gym, food outlets and a large superstore within a 2 minute drive. Bicester Village train station and the retail outlet are within a 5 minute drive and Junction 9 of the M40 lays just 3 miles away.





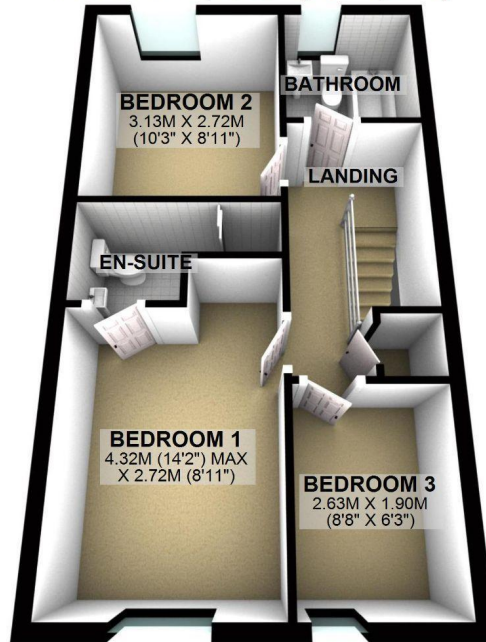
GROUND FLOOR

APPROX. 39.9 SQ. METRES (429.9 SQ. FEET)



FIRST FLOOR

APPROX. 39.9 SQ. METRES (429.9 SQ. FEET)



TOTAL AREA: APPROX. 79.9 SQ. METRES (859.8 SQ. FEET)

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	83	
(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 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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OPENING HOURS

Mon - Fri: 9.00 am - 6pm

Sat: 9.00 am - 5.00pm

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