

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Laburnum Close

Ambrosden, Bicester, OX25 2RE

£285,000 Freehold



Council Tax: A



# 4 Laburnum Close

Ambrosden, Bicester, OX25 2RE

£285,000



- A deceptively spacious 2 bedroom house
- Beautifully presented
- Refitted Kitchen/breakfast room
- 2 double bedrooms
- Refitted bathroom
- Well maintained rear garden
- Gas central heating
- Windows replaced in 2020
- 2 parking spaces



A beautifully presented and deceptively spacious two double bedroom property, refurbished throughout by the current owners and with two parking spaces. The windows and two of the external doors were replaced in 2020 and the property has gas central heating.

The accommodation comprises of a large entrance porch with utility cupboard and two further cupboards, entrance hall, refitted kitchen/breakfast room with gas boiler, living room with French doors leading to the well maintained, sunny rear garden. On the first floor there are two large double bedrooms with built-in wardrobe in bedroom 2, a family bathroom with shower over the bath and a separate toilet.

There is a raised patio to the front of the property and the private, southerly facing rear garden has a patio area, garden shed, raised flower bed and gated rear access.

Ambrosden is a thriving village with many facilities including a primary school, church, shop with post office and direct bus services to Oxford and the John Radcliffe Hospital . There are nearby train stations in Bicester and Aylesbury.

Tel: 01869 321999



## Road Map



## Hybrid Map



## Terrain Map



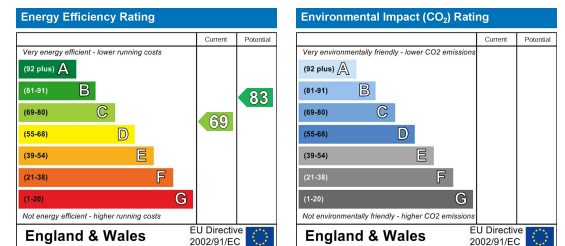
## Floor Plan



## Viewing

Please contact our Hunters Bicester Office on 01869 321999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.