

HUNTERS®

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Salisbury Walk

Bicester, OX26 1BZ

£325,000



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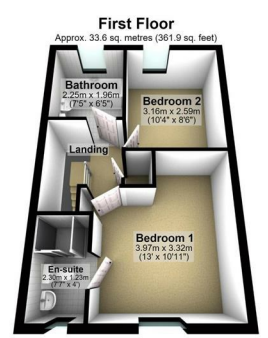
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Area Map



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		96	(82 plus) A		
(81-91) B	82		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



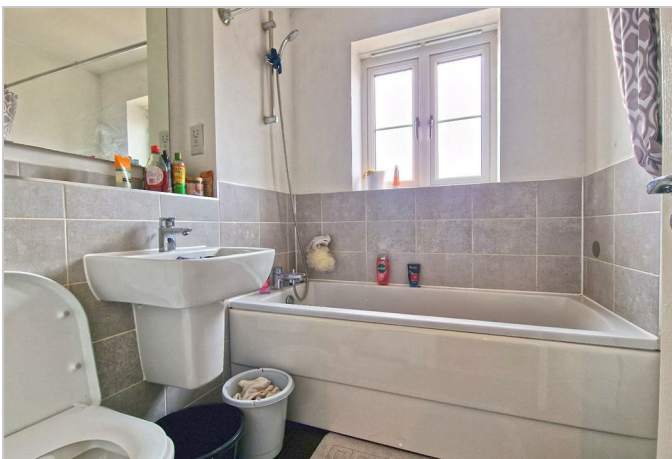
Total area: approx. 67.2 sq. metres (723.9 sq. feet)

Offered with no onward chain, a two double bedroom end-of terrace house with parking for two cars. The property benefits from gas central heating and is within close proximity of nearby facilities.

The accommodation comprises of a hall, cloakroom, kitchen with built-in electric oven, gas hob and gas boiler, living room with French doors leading out to the rear garden. On the first floor bedroom 1 has an en-suite shower room. Bedroom 2 is well proportioned and there is a family bathroom.

The rear garden is sunny in aspect with gated access to the two parking spaces at the rear of the property.

Local amenities on the Kingsmere development include a supermarket, community hall, food outlets and both primary and secondary schools. Bicester Village, a further bank of shops with a gym, hotel and family pub are within a mile, while Junction 9 of the M40 and both Bicester train stations are just a few minutes drive away.



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 OR LETTING? If you are thinking of selling or letting 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.

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