

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Elderfield Road

Caversfield, Bicester, OX27 8UE

£340,000 Freehold



Council Tax: C



# 44 Elderfield Road

Caversfield, Bicester, OX27 8UE

£340,000



- Spacious 3 bedroom semi-detached house
- Upgraded by current owner
- Dual aspect living room
- 3 good size bedrooms with built-in wardrobes
- Gas central heating
- Good size rear garden
- Parking space at front
- Garage in block with further parking space
- Maintenance charge of £123 payable every 6 months

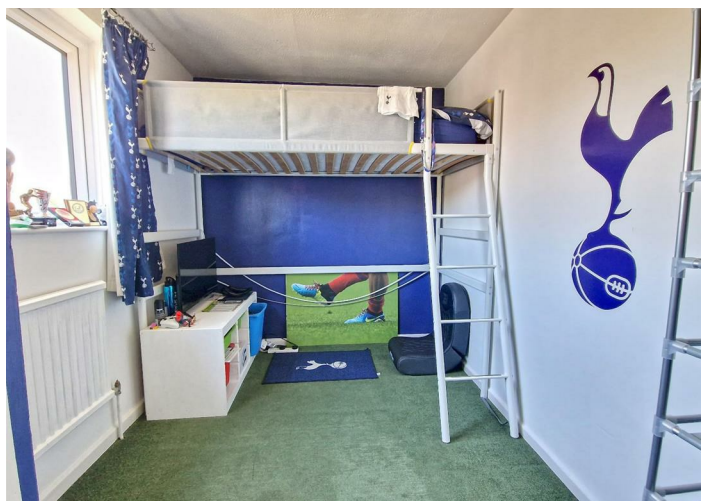


This spacious 3 bedroom semi-detached property benefits from a garage, good size garden and ample scope for extension. Located in a small cul-de-sac, the house has been upgraded to include new double glazed windows and doors, new RCD board, gas central heating, new flooring and a refurbished bathroom.

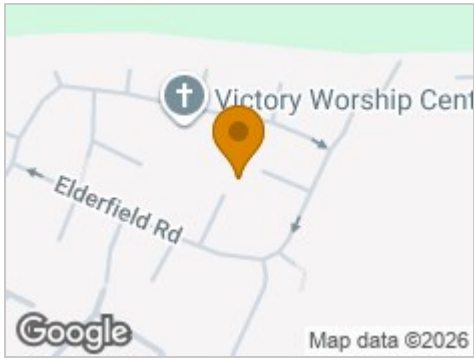
The accommodation comprises of a hall, large dual aspect living room with fireplace, kitchen with a range of floor and eye level units, three well proportioned bedrooms all with built-in wardrobes. There is a separate bathroom which has been refitted and a shower room with toilet and shower cubicle with electric shower.

There is a parking space to the front of the property and the larger than average rear garden contains a summerhouse with power and light. There is also gated rear access at the bottom of the garden leading to the small block of garages with a further parking space.

Two local rail stations can be found in nearby Bicester serving London, Oxford and Birmingham. Both junctions 9 and 10 of the M40 are within a 15-20 minute drive.



## Road Map



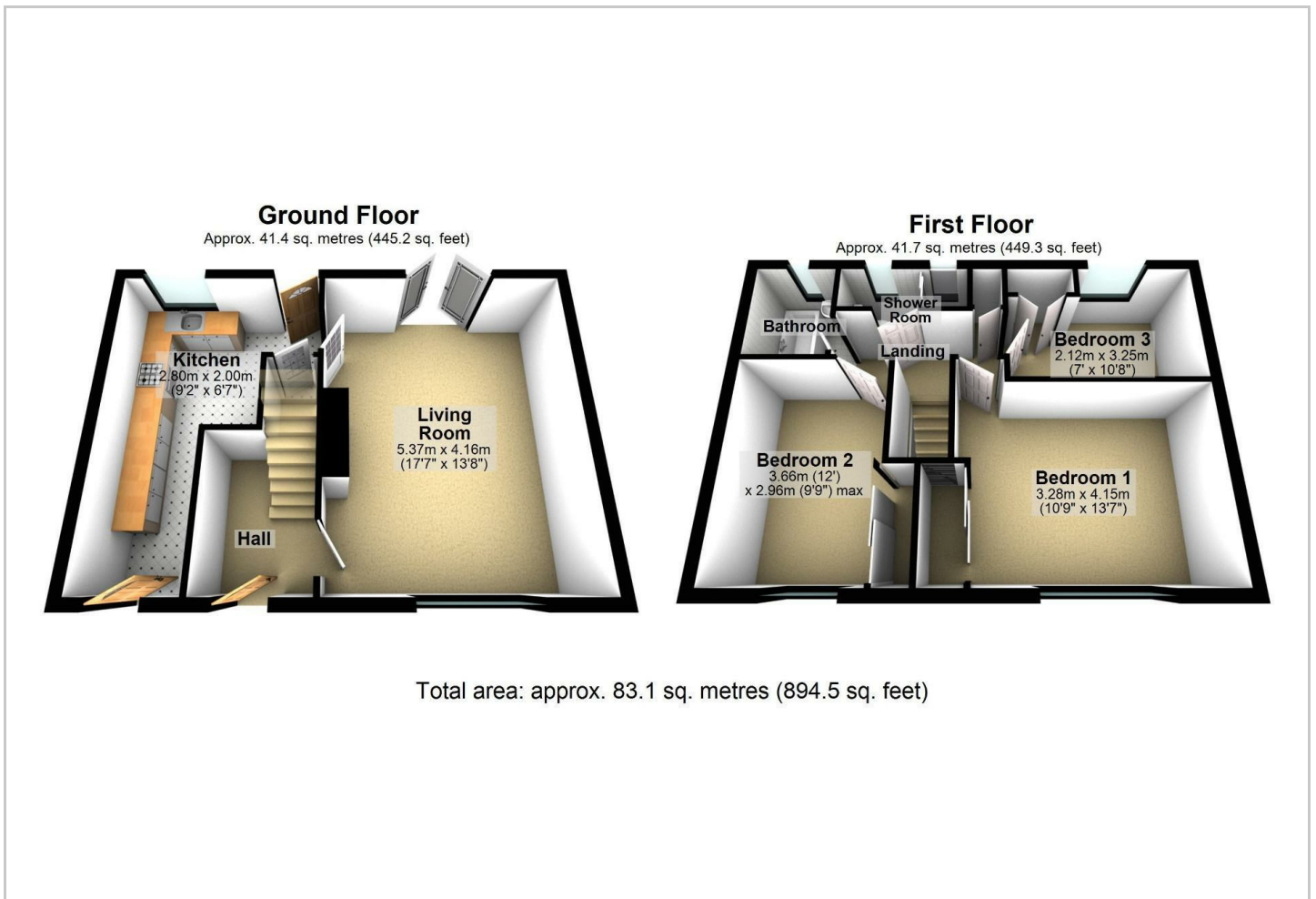
## Hybrid Map



## Terrain Map



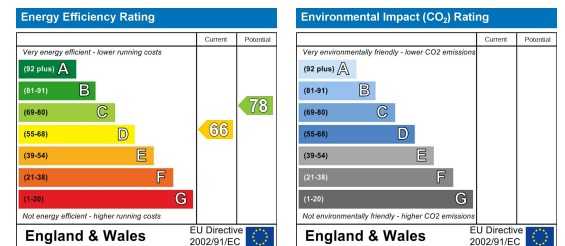
## Floor Plan



## 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.