

HUNTERS[®]

HERE TO GET *you* THERE



Izzard Road

Upper Heyford, Bicester, OX25 5AB

Offers In Excess Of £399,995
Freehold

 4  2  1  B
Council Tax: D



13 Izzard Road

Upper Heyford, Bicester, OX25 5AB

Offers In Excess Of £399,995



- 4 bedroom detached house
- No onward chain
- Priced to sell
- 2 bathrooms and downstairs cloakroom
- New Worcester boiler fitted in 2024
- Larger than average rear garden
- Fully insulated home office
- Driveway parking for 3 cars
- Nearby facilities



SUBSTANTIALLY REDUCED FOR IMMEDIATE SALE

A four bedroom detached home presented in good order throughout, offered to the market with no onward chain, parking for three cars, a larger than average garden and garage partially converted to a fully insulated home office with separate wi-fi.

The owners have been in occupation since new and the accommodation comprises of a hall with deep store cupboard, cloakroom, well appointed kitchen/breakfast room with built-in fridge/freezer, dishwasher, washing machine and Worcester gas boiler replaced in September 2021. The large living room has French doors opening out to the rear garden.

On the first floor bedroom 1 has a built-in wardrobe and en-suite shower room with double shower. There is a further double room, two good sized single bedrooms and a family bathroom.

To the side of the property there is paved driveway parking for three cars and the garage, partially converted to a home office with the remainder as storage. The rear garden is south-easterly in aspect and bounded by a wall.

Local amenities on Heyford Park include primary and secondary schools, sports campus, gym, dental clinic, hotel with restaurant and function rooms, bowling alley and a supermarket. There is a local bus service to neighbouring towns and the nearby train station. Junction 10 of the M40 is within 4 miles.

Tel: 01869 321999



Road Map



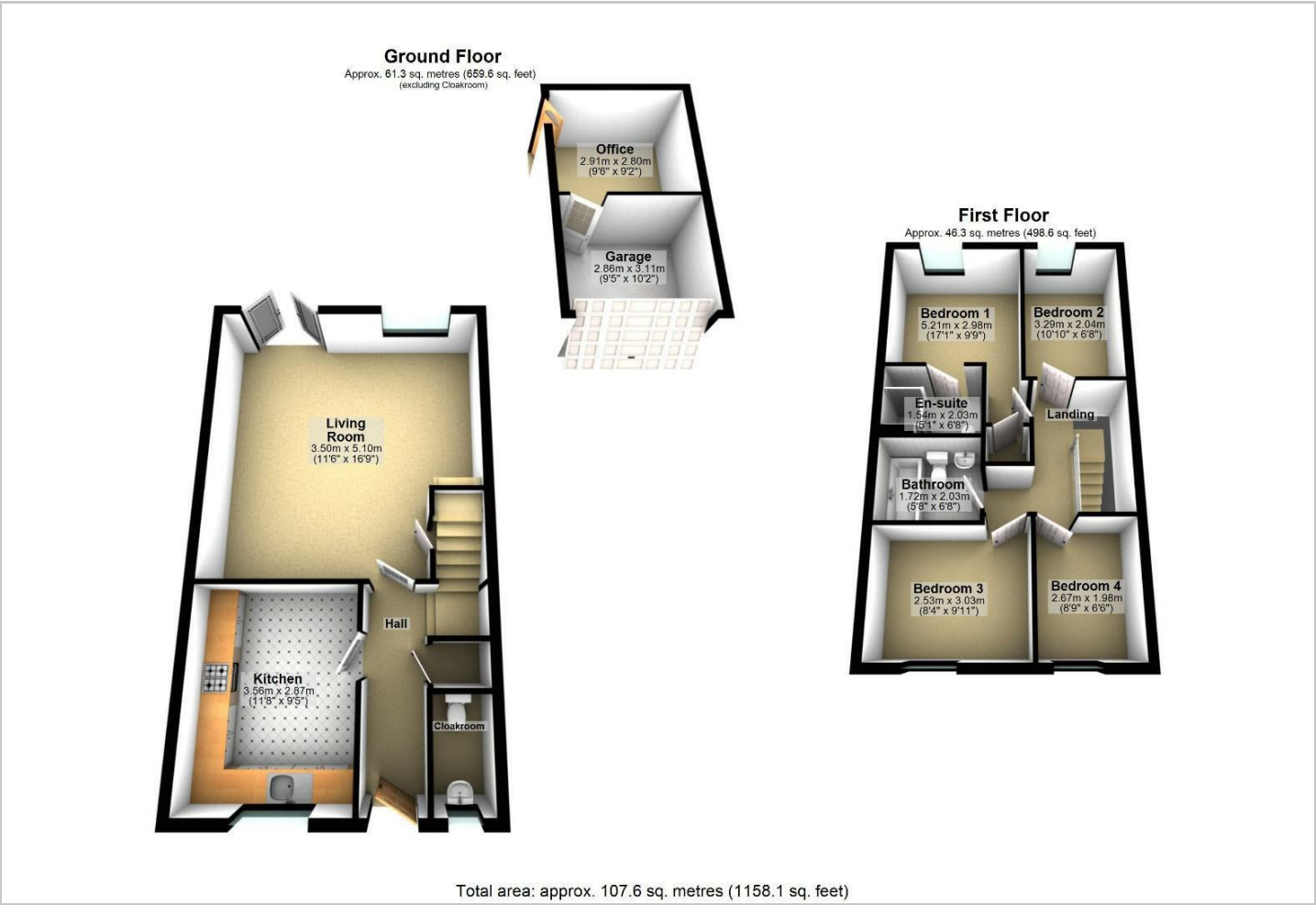
Hybrid Map



Terrain Map



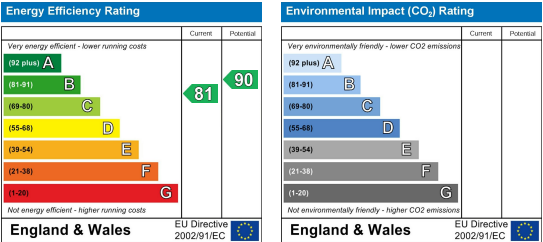
Floor Plan



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.