

# HUNTERS®

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Conifer Drive

Bicester, OX26 3GD

£219,950 Freehold



- One bedroom terraced house
- No onward chain
- In need of some updating
- Open plan kitchen/living room
- Good size bedroom
- Rear garden with gated access
- Driveway parking
- Nearby shops

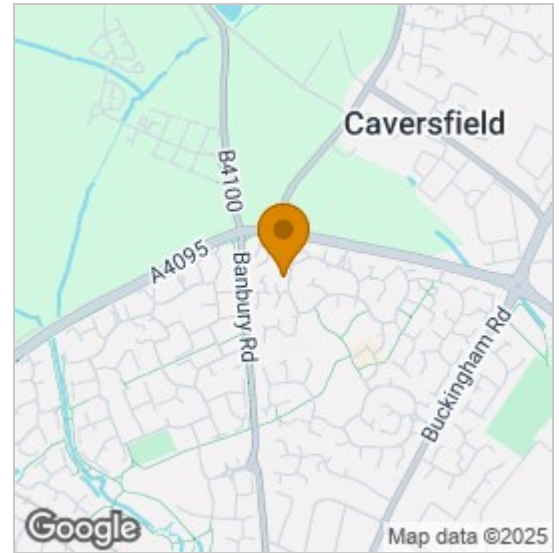
A one bedroom Chase style house with parking and no onward chain . The property is double glazed but other areas require some modernisation.

The accommodation comprises of a hall with cupboard, open plan kitchen with oven, extractor hood and 6 month old ceramic hob, living room with patio doors to the rear garden.

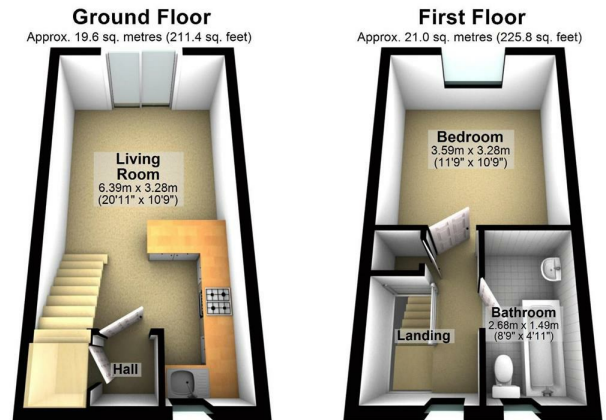
On the first floor the hot water tank has been replaced, the bathroom is original but benefits from an electric shower and the well proportioned bedroom overlooks the rear garden.

Local amenities on Southwold include a supermarket, food outlets, primary school, nursery and community hall. Bicester North train station is within a 10 minute drive and Junctions 9 and 10 M40 are both within easy access.

## Area Map



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



Total area: approx. 40.6 sq. metres (437.2 sq. feet)

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.