

HUNTERS®

HERE TO GET *you* THERE



Ancil Avenue

Launton, Bicester, OX26 5DJ

£445,000 Freehold



Council Tax: D



28 Ancil Avenue

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£445,000



- Detached bungalow
- Tastefully renovated to high standard
- Good size plot
- Quiet cul-de-sac location
- New double glazing installed in 2024
- Refitted shower room
- 2 double bedrooms
- Long, south-west facing rear garden
- Summerhouse



A beautifully presented detached bungalow, tastefully renovated throughout by the current owner to a very high standard. The property is located on a good size plot with a garage and off road parking for several cars, situated in a quiet residential cul-de-sac of similar bungalows.

The double glazing was renewed in 2024, the electrics have been checked and the shower room has been refitted. The flooring has been replaced throughout and a remote controlled roller door added to the garage. The gas combi boiler is located in the loft.

The driveway has been replaced and the long, south-west facing rear garden benefits from a summerhouse with power and light, potting shed and two further store sheds.

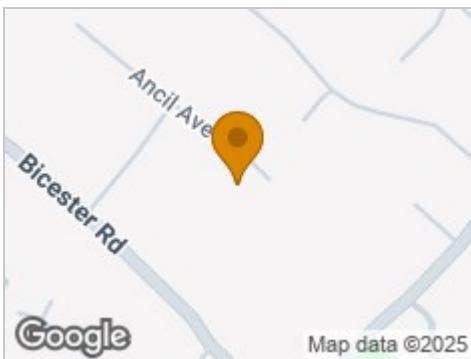
The accommodation comprises of a hall, living room with newly installed gas fire, dining area, kitchen with new work surfaces, built-in dishwasher, washing machine and walk in pantry, inner hall with deep store cupboard, refitted shower room with double walk in shower. There are two double bedrooms, one of which is currently used as a snug with French doors out into the well maintained rear garden.

There is a covered passageway from front to rear providing access to the garage and kitchen. The paved driveway provides parking for several cars and there is gated side access to the south-west facing, long rear garden.

Launton contains many local amenities including two pubs, one of which has a restaurant, primary school, church, sports and social club, village hall and two shops/post office. Both Bicester train stations are within a 10 minute drive.



Road Map



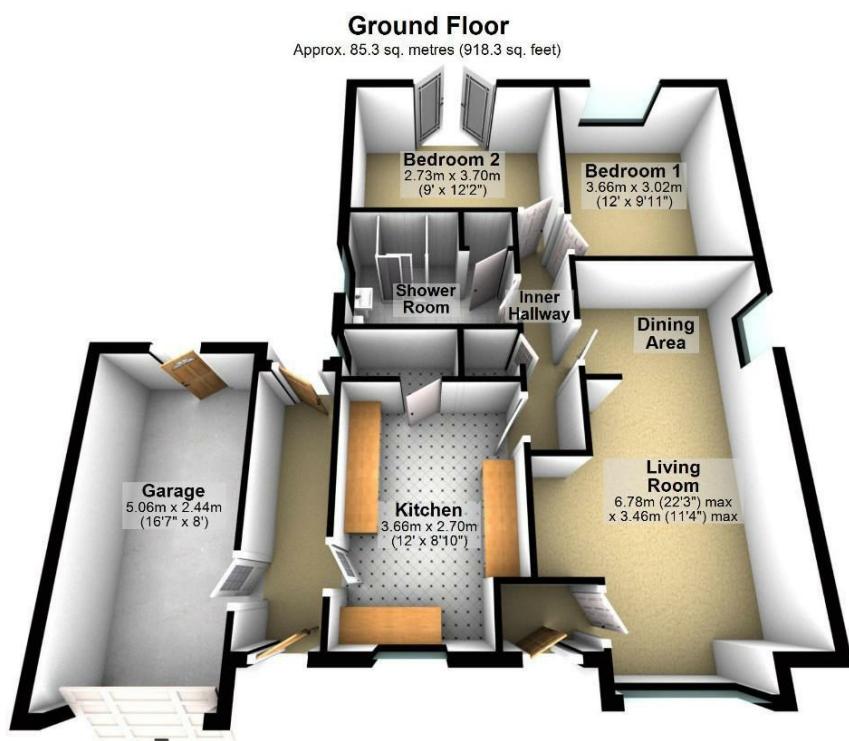
Hybrid Map



Terrain Map



Floor Plan

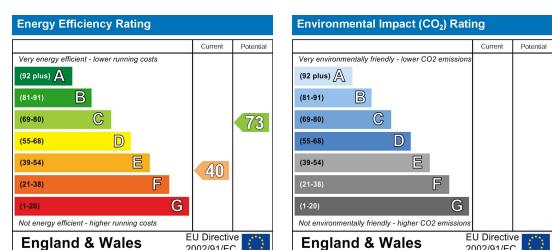


Total area: approx. 85.3 sq. metres (918.3 sq. feet)

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.