

# hillyards.



A beautifully presented three bedroom Victorian house situated in the Oxfordshire town of Bicester. The property is located within a short distance of the town centre, Bicester Village and a main-line station which offers a direct service to Oxford city centre & Central London. The property has been fully restored over recent years to offer a perfect blend of modern & contemporary living while still retaining many of its original features. An internal viewing comes highly recommended to truly appreciate everything this stunning property has to offer.

**£425,000**

Priory Road, Bicester, Oxfordshire. OX26 6BL



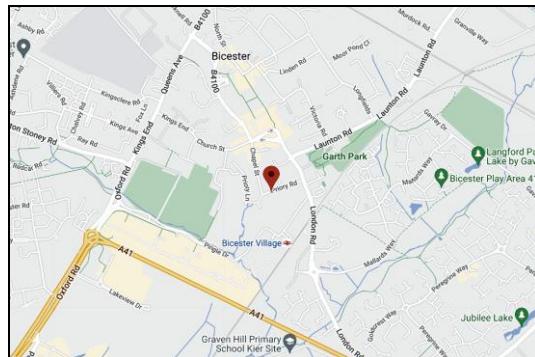
## Gardens

There is a good size enclosed rear garden offering a good degree of privacy. Laid initially to patio leading to lawn with mature trees & shrubs. There is also a small enclosed front garden.

## Parking

On street permit parking.

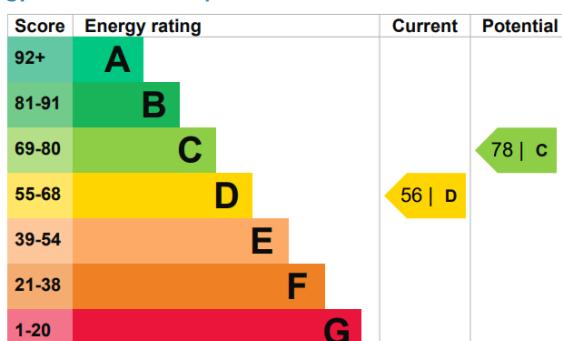
## Map



## Council Tax Band

C (approximately £1,929.76 per annum based on 2 adults residing at the property)

## Energy Performance Graph



**Property Misdescription Act 1991:** For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing HILLYARDS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations 2003:** Intending purchasers will be asked to produce two forms of identification documents and we would ask for your prompt co-operation in order that there will be no delay in agreeing the sale.

**Deposit:** Please note that HILLYARDS take and hold a £250.00 deposit from the potential purchaser at the point of an offer being accepted in order for the property to be taken off the market.

**Property Details:** Awaiting vendors approval. Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask, or professional verification should be sought. All dimensions are approximate.

**Floor Plan:** For illustrative purposes only, not to scale.

**Estate agency act of 1978:** We are obliged to let you know that the seller of this property is a member of staff of Hillyards Estate Agents.