


# 75 Spruce Drive, Bicester

Guide Price **£210,000**

Simpsons







# 75 Spruce Drive

## Bicester

This one-bedroom Freehold Coach House with allocated parking is offered to the market CHAIN FREE.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- One bedroom coach house, offered to the market with no onward chain.
- Ideal for first time buyers, downsizers or investment buyers.
- Off-street parking for 1-2 cars.
- Cul de sac location, within a short walk of local amenities, including convenience shop, takeaways, nursery, primary school and playpark.
- Bicester North train station within a 20-minute walk away (0.8 miles).
- Double aspect open plan kitchen/living room room on first floor.
- Kitchen updated in 2021 with integrated electric oven, hob, extractor, fridge, freezer and washing machine.



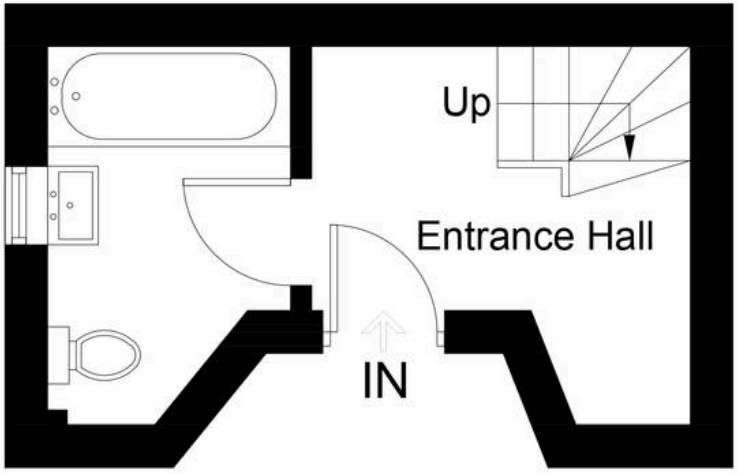




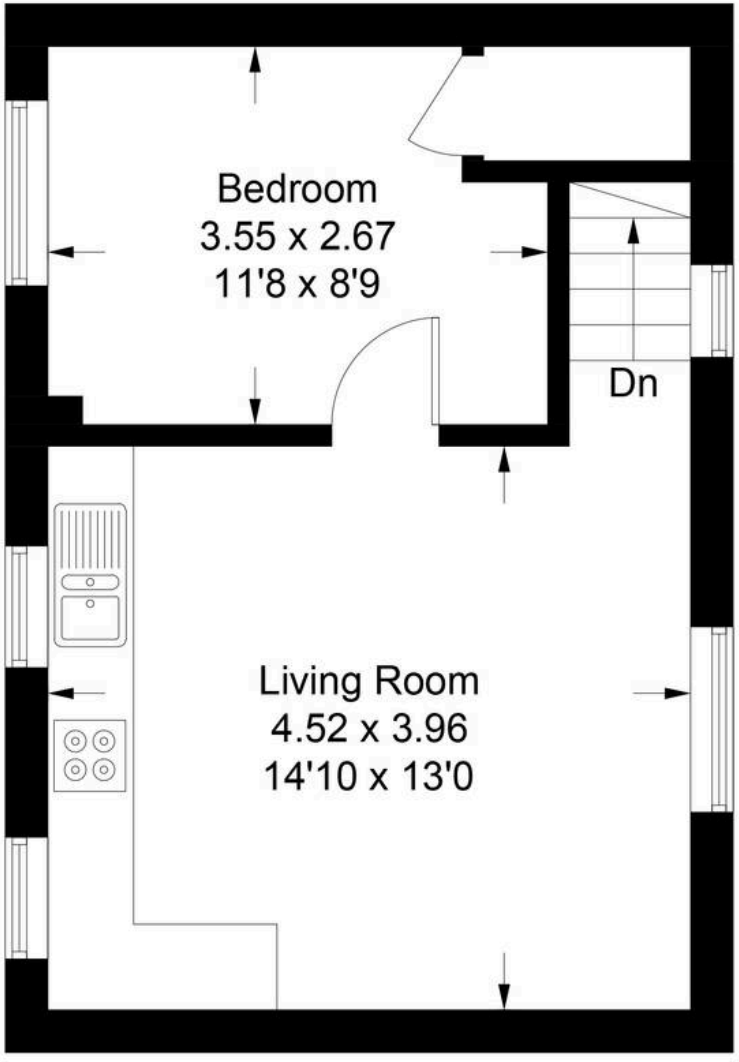


# Spruce Drive - Bicester

Approximate Gross Internal Area = 40.4 sq m / 435 sq ft




## Ground Floor




## First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1340979)




## Simpsons Bicester

**49 Market Square, Bicester - OX26 6AJ**

01869 229900

bicester@simpsonsproperty.com

www.simpsonsproperty.com/bicester-office