

45 Cranesbill Drive, Bicester

Guide Price **£400,000**

Simpsons







45 Cranesbill Drive

Bicester

A well-presented three bedroom terraced town house on sought-after Bure Park, within easy walking distance to amenities and the train station.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Convenient location, within a short walk to the nearby shops, play areas, Busy Bee's Nursery & Bure Park Primary School.
- Driveway parking, with fitted EV charger.
- The current owners have installed twelve solar panels, including battery storage. Helping keep the running costs down.
- Bicester North Train Station is located within 1 mile.
- This well presented town house has been configured to offer flexible living accommodation. Arranged over three floors, it suits young family's or those wanting some separate space.
- The garage has previously been converted, to create a more spacious kitchen, dining and sitting area, ideal for hosting and larger gatherings.



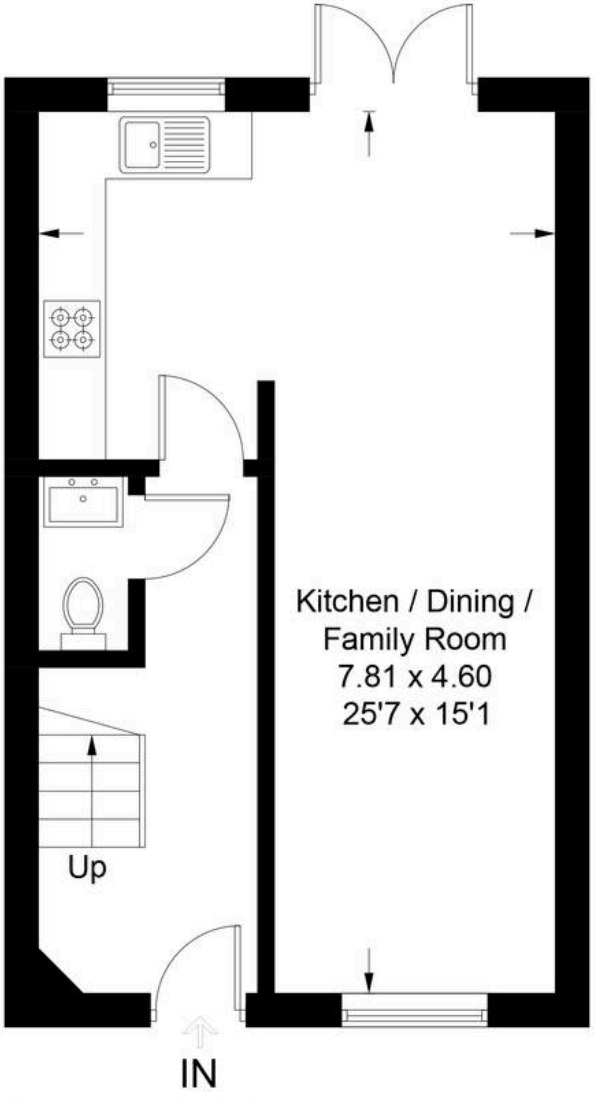




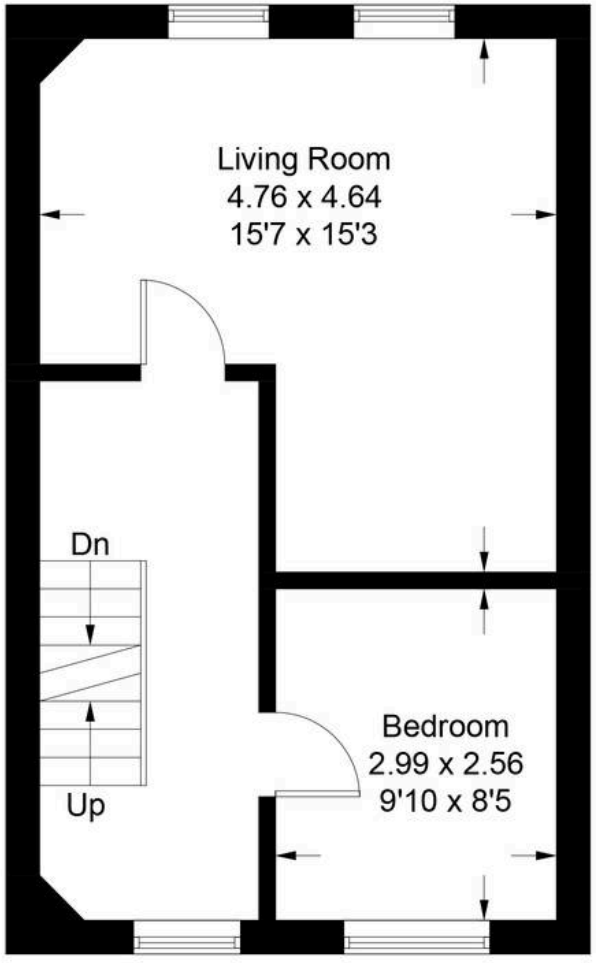


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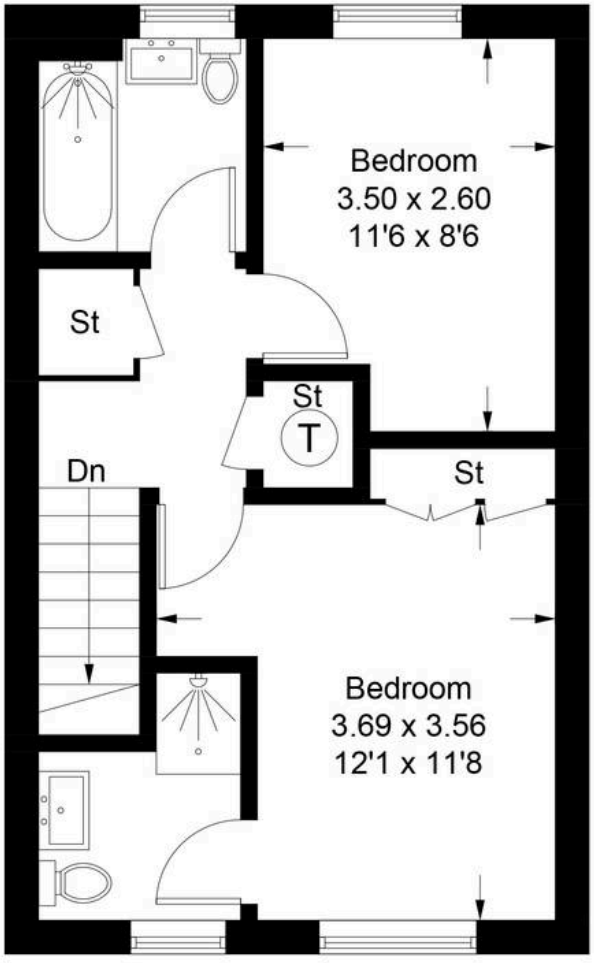
Approximate Gross Internal Area = 108.7 sq m / 1170 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1341675)



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