

WETHERBY ROAD
KINGSMERE, BICESTER

99 Whetherby Road, Kingsmere

Bicester, OX26 1BH

Ideal Investment Opportunity. The current rental is £1600pcm with a gross yield of 5.4% based on the asking price.

This modern 3 bedroom property is brought to the market with the benefit of tenants in situ and no onward chain. The property has 3 bedrooms, an en suite to the main bedroom, family bathroom, downstairs cloakroom, open plan living, kitchen and dining room. There are patio doors in the living room leading you to the private rear garden. Allocated parking is located at the rear of the property for 2 cars.

Kingsmere is a vibrant and growing community perfectly positioned for families and commuters. Facilities including a sports village, village centre, schools, a nursery, several playparks and a retail park, all surrounded by acres of open countryside. Bicester North and Bicester Village station, the park and ride and A34/M40 are all within close proximity.

 3

 1

 2

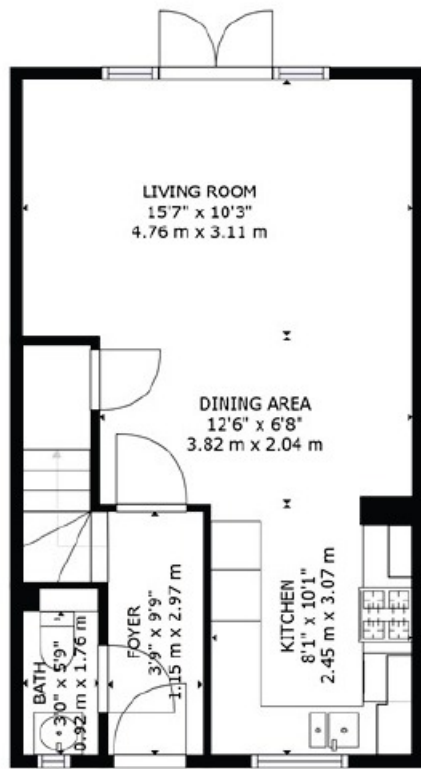


Rear Enclosed

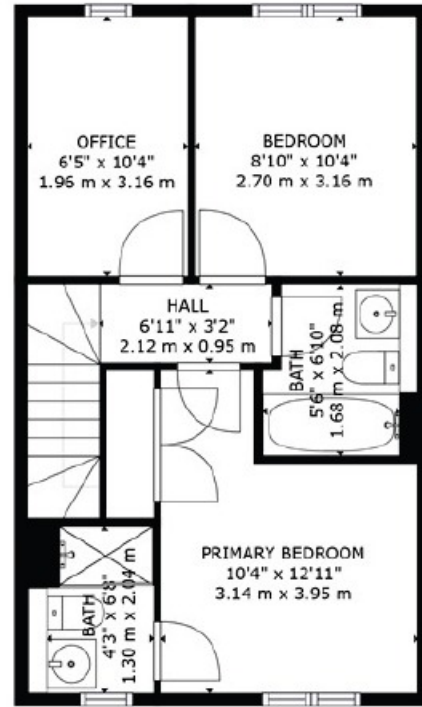
Guide Price: £350,000







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 423 sq. ft. 39 m², FLOOR 2: 424 sq. ft. 39 m²
 TOTAL: 847 sq. ft. 79 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
 Band C

Parking
 Parking spaces for 2 cars to the rear

Local Authority
 Cherwell District Council

99, Wetherby Road
 BICESTER
 OX26 1BH

Energy rating

B

Valid until
6 November 2026

Certificate number
9933-3883-7493-9206-7671

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.

“Location comments”

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This is an immaculately presented, practical family home and located in such a private location, views are highly recommended.





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