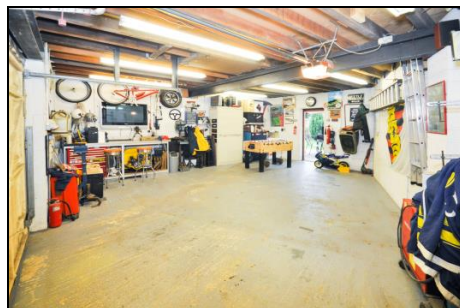


BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**54 Maple Road, (just off the Town Centre),
Bicester, Oxfordshire. OX26 6QY**



Large Garage -Workshop

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

54 Maple Road, Bicester, Oxfordshire. OX26 6QY



**Extended to the Living Room and Kitchen Diner & Re-fitted-
Three Bedroom Detached with Oversized Garage/Workshop
Ideal for car projects with walk-around space and wide door.**

FREEHOLD

£ 367,500

- ❖ Walking distance of Town & both stations
- ❖ 12Ft wide Entrance Porch, Entrance Hallway
- ❖ Downstairs Bathroom & Upstairs Shower Room
- ❖ 15'5 x 12'6 Re-fitted Kitchen Diner
- ❖ 26Ft Living Room with sliding patio door to the garden
- ❖ Landing, Three Bedrooms
- ❖ 21½Ft x 24Ft narrowing to 12Ft Garage/Workshop
Including RSJ suitable to mount an engine hoist etc.
- ❖ Wide Frontage, Driveway Parking

VIEWING
APPOINTMENT:

DAY:

TIME:

Telephone 249922

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

Ground Floor:

Outside courtesy light, PVC coated aluminium double glazed front door to:

ENTRANCE PORCH:

Twin front aspect PVC coated aluminium windows to either side of front door, radiator, ceramic tiled floor.

ENTRANCE HALL:

Radiator, thermostat, shower cubicle.

GROUND FLOOR BATHROOM: 11'10 x 5'8

Side aspect PVC coated aluminium double glazed window, down-lighting, coving, ceramic tiled floor, heated towel rail, half-tiled walls, panel enclosed bath with mixer tap and shower attachment, shower enclosure with thermostatic shower, pedestal wash hand basin, close coupled WC.

EXTENDED KITCHEN DINER: 15'5 x 12'5

Rear aspect PVC coated aluminium double glazed window, side aspect half-glazed PVC door to garden, plain plaster ceiling, vinyl floor tiles, under-stairs cupboard, range of base and eye level units, roll edge laminate work-surfaces, space for 600mm upright fridge freezer, 500mm drawers, fan assisted double cavity oven/grill, 4-ring stainless steel gas hob, stainless steel splashback, vented pull out extractor hood, wall mounted boiler, space for dishwasher, space for automatic washing machine, 1½ bowl stainless steel sink, space for table and six chairs.

EXTENDED LIVING ROOM: 27'0 x 10'4 widening to 10'11

Rear aspect PVC coated aluminium double glazed sliding patio door to garden, front aspect PVC coated aluminium double glazed window, 'S'-profile coving, two radiators, three wall light points, TV and telephone connections.

First Floor:

LANDING:

Rear aspect PVC coated aluminium double glazed window, radiator.

FIRST FLOOR SHOWER ROOM: 6'8 x 5'1

Rear aspect PVC double glazed window, plain plaster ceiling, down-lighting, radiator, ceramic tiled floor, shower enclosure with pedestal wash hand basin, dual flush close coupled WC.

BEDROOM ONE: 12'5 x 9'9

Front aspect PVC coated aluminium double glazed window, access to loft space, bulkhead airing cupboard, built-in wardrobes, laminate flooring.

BEDROOM TWO: 11'3 x 7'2

Front aspect PVC coated aluminium double glazed window, radiator.

BEDROOM THREE: 9'9 x 8'2

Rear aspect PVC double glazed window, radiator.

Outside:

FRONT GARDEN: refer to photograph

GARAGE/WORKSHOP: 21'6 x 23'10 narrowing to 12'0

Rear door to garden, front aspect window, 12'0 wide garage door, rolled steel joist (RSJ) to support engine hoist crane, light & 13A power, tap, drop down ladder from hatch with store above, refer to photo.

DRIVEWAY: Refer to floorplan.

Block paved Parking for 3 cars,

REAR GARDEN: refer to photograph

South facing.

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Aerial Front View



12Ft wide Enclosed Porch



Entrance Hall



12Ft wide Enclosed Porch



Downstairs Bathroom



Downstairs Bathroom



Extended & Re-fitted Kitchen Diner



Extended & Re-fitted Kitchen Diner

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Extended & Re-fitted Kitchen Diner



Extended & Re-fitted Kitchen Diner



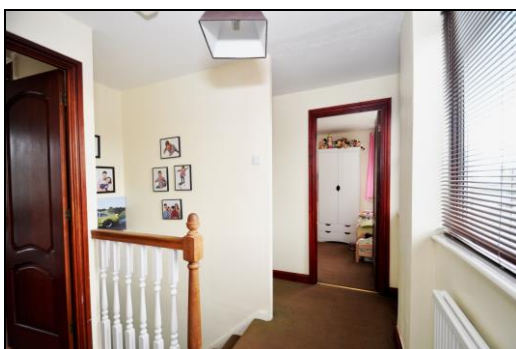
Living Room



Living Room



Living Room



Landing



First Floor - Shower Room

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Rear Elevation



Garage & Driveway

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

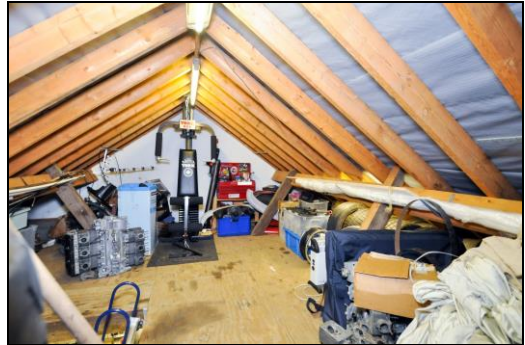
Tel: Bicester (01869)

249922

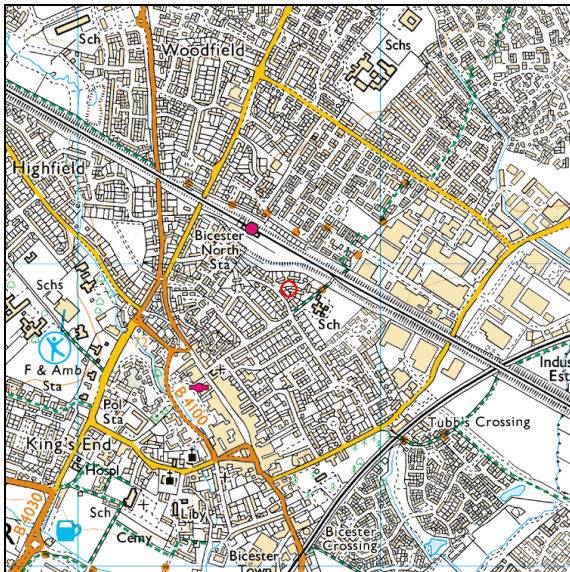


Street, Area & Town Maps.

The Red circle in the centre of each map marks the exact location of the property.



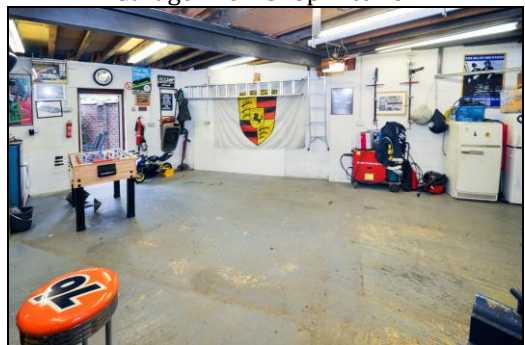
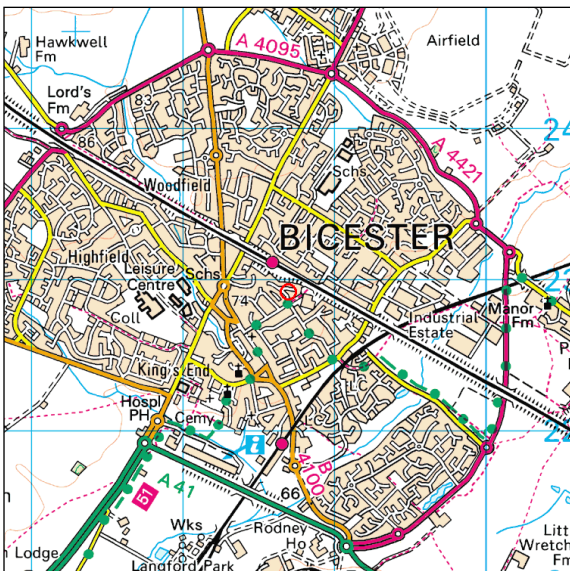
Garage Storage Loft & Ladder Access (above)



Garage-Workshop Interior



Garage-Workshop Interior

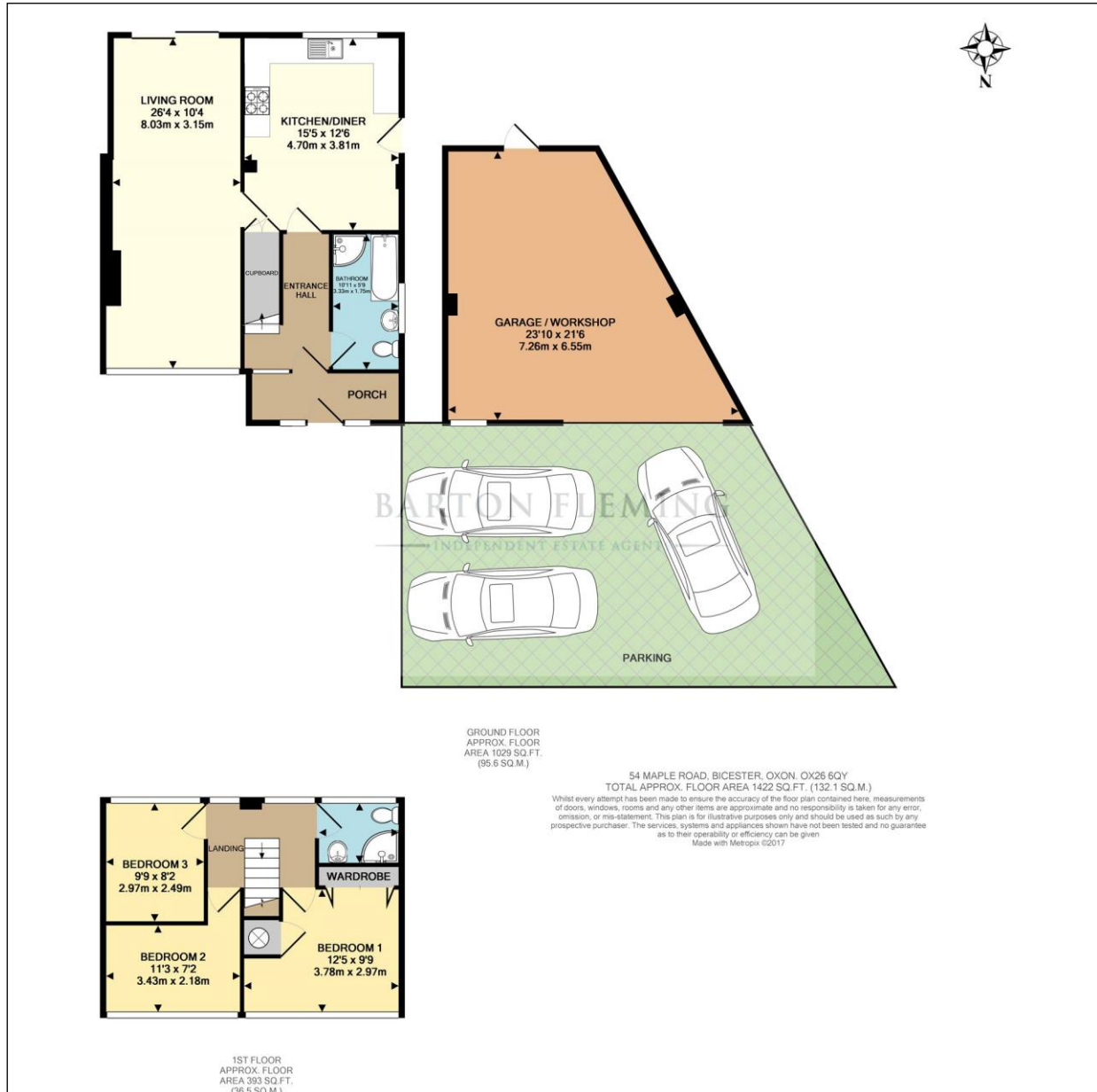


BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)
249922



MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make or give and neither Barton Fleming nor any person in their employment, has authority to make or give any representation or warranty whatsoever in relation to this property.