

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**25 Grafton Road, Kingsmere,
Bicester, Oxfordshire. OX26 1FA**

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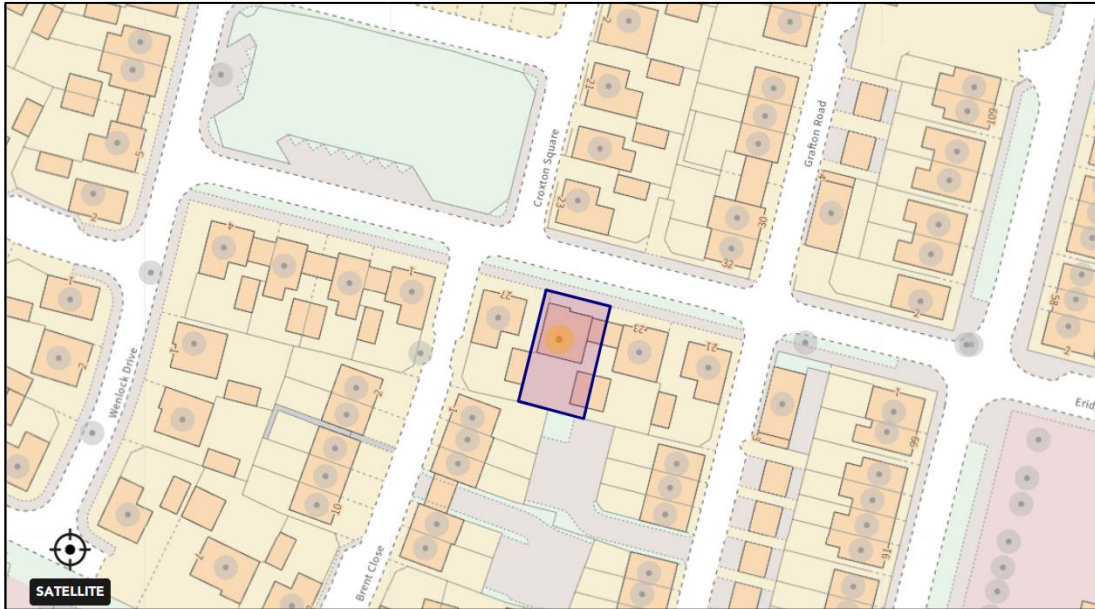
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62 North Street, Bicester. OX26 6NF

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249922

25 Grafton Road, Kingsmere, Bicester, Oxon. OX26 1FA



A Four Bedroom Detached House on Kingsmere with a Wide Cloakroom, Study, Living Room with Bay Window, Kitchen Diner with French Doors to Garden, Utility Room, Main Bathroom, Two En-Suites, South Facing Garden and Garage with Parking for Two Cars, Owned Solar Panels

FREEHOLD

£ 600,000

- ❖ Spacious Entrance Hall
- ❖ Wide Cloakroom,
- ❖ Kitchen Diner to the rear with French doors to the garden
- ❖ Utility Room
- ❖ Ground Floor Study
- ❖ Living Room with Bay Window
- ❖ Landing, Four Bedrooms
- ❖ Main Bathroom and Two En-Suite Shower Rooms
- ❖ South Facing Rear Garden,
- ❖ Garage and parking for Two Cars
- ❖ EPC Rating of A (100)
- ❖ Owned Solar Panels generating income and off-setting bills

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of A (100).

Council Tax: Band F
Approx. £3,088 per annum.

Service Charge: £194.76 pa, payable in two 6-month instalments (*last instalment made September 2023*).

Solar Panels: owned outright and off-setting electricity and generating an income.

Ground Floor:

SLOPING OPEN PORCH:

Outside courtesy light, part glazed security front door to:-

ENTRANCE HALL: 18'2 deep

Plain plaster ceiling, radiator, 'Amtico' flooring, built-in cupboard, digital central heating thermostat for downstairs zone, staircase.

CLOAKROOM: 5'7 x 5'3

Side aspect PVC window, plain plaster ceiling, downlighting, 'Amtico' flooring, chrome heated towel rail, concealed cistern dual flush WC, wall hung wash hand basin.

STUDY: 8'10 x 8'5

Front aspect PVC window, plain plaster ceiling, radiator, under-stairs cupboard (housing BT & broadband com's), aerial point & power socket for unit with TV.

LIVING ROOM: 17'1 increasing to 19'0 into the bay x 11'10

Front aspect bay window, plain plaster ceiling, two radiators, multi-media & power point.

KITCHEN DINER: 20'1 x 12'3 narrowing to 8'11

Side and rear aspect PVC windows and French doors, plain plaster ceiling, down lighting, fitted ceiling speakers, 'Amtico' flooring, radiator. Range of tall, base and wall units with Quartz worktops and upstands, integrated 60/40 fridge freezer, integrated dishwasher, 1½ bowl under mounted stainless steel sink, corner unit with kidney trays, 900mm cutlery & pan drawers, double cavity fan-oven/oven-grill, 5-ring stainless steel gas hob & splash back.

UTILITY ROOM: 8'11 x 5'10

Side aspect PVC window, rear aspect half glazed PVC door to the garden, wall mounted 'Ideal Logic S18' boiler. Range of base units, laminate worktop and up-stands stainless steel sink, tumble dryer and washing machine.

First Floor:

LANDING:

Side aspect PVC window, plain plaster ceiling, airing cupboard, loft hatch (*part-boarded on stilts, drop down ladder, light and power*).

BATHROOM: 8'6 increasing to 11'10 x 6'5

Rear aspect PVC window, plain plaster ceiling, extractor fan, down lighting, "Amtico" flooring, chrome heated towel rail, large mirror, bath with mixer tap and shower attachment, sliding head support, screen, wall hung wash hand basin and cupboard under, concealed cistern dual flush WC.

BEDROOM ONE: 11'0 x 10'11 plus wardrobe & door recess.

Front aspect PVC window, plain plaster ceiling, fitted ceiling speaker, radiator, built-in wardrobe, wall mounted TV socket, digital central heating thermostat for upstairs zone.

EN-SUITE: 8'4 x 4'6

Side aspect PVC window, plain plaster ceiling, extractor fan, down lighting, chrome heated towel rail, full-size shower enclosure with thermostatic shower and sliding head support, inset wash hand basin with cupboard under, shaver socket, concealed cistern WC.

BEDROOM TWO: 11'10 x 8'10

Rear aspect PVC window, plain plaster ceiling, radiator, built-in wardrobe, aerial point and power socket for wall mounted TV.

EN-SUITE: 8'4 x 4'6

Side aspect PVC window, plain plaster ceiling, extractor fan, down lighting, chrome heated towel rail, full-size shower enclosure with thermostatic shower and sliding head support, wall hung wash hand basin, shaver socket, concealed cistern WC.

BEDROOM THREE: 12'1 x 8'5

Front aspect PVC window, plain plaster ceiling, radiator, aerial point and power socket for wall mounted TV.

BEDROOM FOUR: 11'9 x 7'8

Rear aspect PVC window, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: Refer to photo.

REAR GARDEN: Refer to photo.

South facing, Patio, tap, power socket, built-in barbeque.

GARAGE & DRIVEWAY: 20'3 x 10'3.

Up-and-over door, side door, driveway parking for two.

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Front



Front Door



Entrance Hall



Cloakroom



Study



Living Room



Living Room



Living Room

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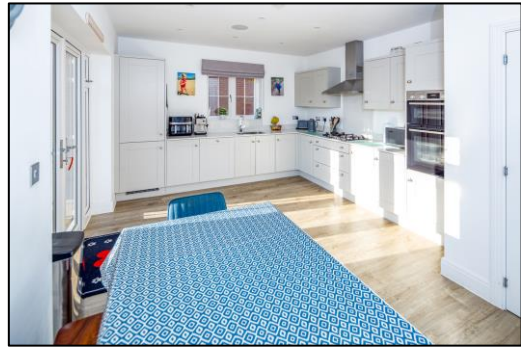
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Kitchen Diner



Kitchen Diner



Kitchen Diner



Kitchen Diner



Utility Room



Landing



Bedroom One



Bedroom One

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Bedroom One



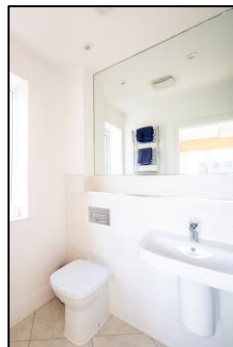
En-Suite to Bedroom One



Bedroom Two



Bedroom Two



En-Suite to Bedroom Two



Bedroom Three



Bedroom Four



Family Bathroom

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Rear Garden

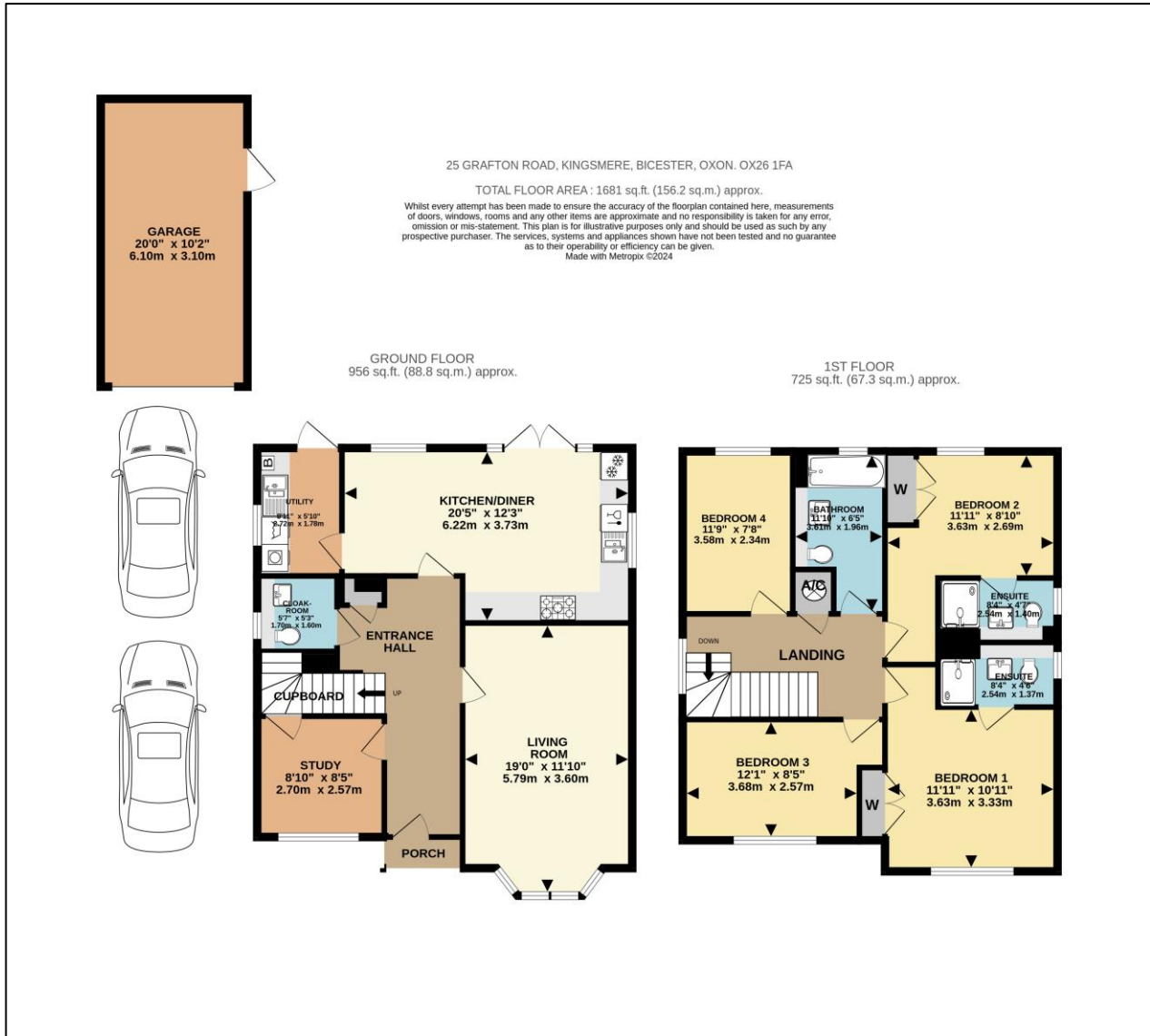


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