

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**102 Ravencroft, Bicester, Oxfordshire. OX26 6YQ**

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Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### 102 Ravencroft, Bicester, Oxfordshire. OX26 6YQ



**A One Bedroom Semi-Detached Bungalow on a Corner Plot  
with Lounge Diner, Kitchen, Wet Room, Garden and  
Parking for Two Cars**

**FREEHOLD**

**£ 270,000**

- ❖ Entrance Hall
- ❖ Kitchen
- ❖ Lounge Diner
- ❖ Inner Hall
- ❖ Wet Room
- ❖ Garden
- ❖ Allocated Parking for Two Cars
- ❖ Replaced Boiler (2021)
- ❖ Replaced Windows (2019)
- ❖ Close to Local Amenities

**VIEWING  
APPOINTMENT:**

DAY:

TIME:

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### Key Facts for Buyers:

**EPC:** Rating of C (70).  
**Council Tax:** Band B  
Approx. £1,663 per annum.

### Bungalow:

Part leaded light glazed front door to:

### **ENTRANCE HALL:**

Coving, radiator, built-in cupboard.

### **KITCHEN: 7'10 x 6'10**

Side aspect PVC window, coving, downlighting, vinyl floor, wall mounted "Worcester Greenstar Ri" boiler (*estimated installation date December 2021*). Range of base and eye level units, tiled surrounds, space for upright fridge freezer, 500mm drawers, 300mm base unit, 1000mm corner unit, stainless steel sink, "Surestop" electronic remote mains water stopcock (*so people with arthritis can operate it*), space for washing machine, second 1000mm corner unit, ceramic fan oven/grill, ceramic 4-ring electric hob, ceramic splashback, ceramic slanted extractor hood, 300mm drawers.

### **LOUNGE DINER: 14;9 x 12;5 narrowing to 9'4**

Side aspect PVC French doors, plain plaster ceiling, downlighting, coving, enclosed radiator, second radiator, wall mounted electric fire, BT master socket, TV point, central heating thermostat, double dimmer switch.

### **INNER HALL:**

Airing cupboard.

### **WET ROOM: 6'5 x 5'6**

Access to loft space, downlighting on auto switch, "Amtico" non-slip flooring, chrome heated towel rail, fully tiled walls, dual flush close coupled WC with electronic flush option, shower area with central floor drain, "Mira Flex Extra" shower and hand held head, support, soap tray, grips, seat, low level water gate, shelf, wash hand basin.

### **BEDROOM: 10'10 x 10'4**

Front aspect leaded light PVC window, downlighting, coving, fitted bedroom furniture (*refer to photographs*), radiator.

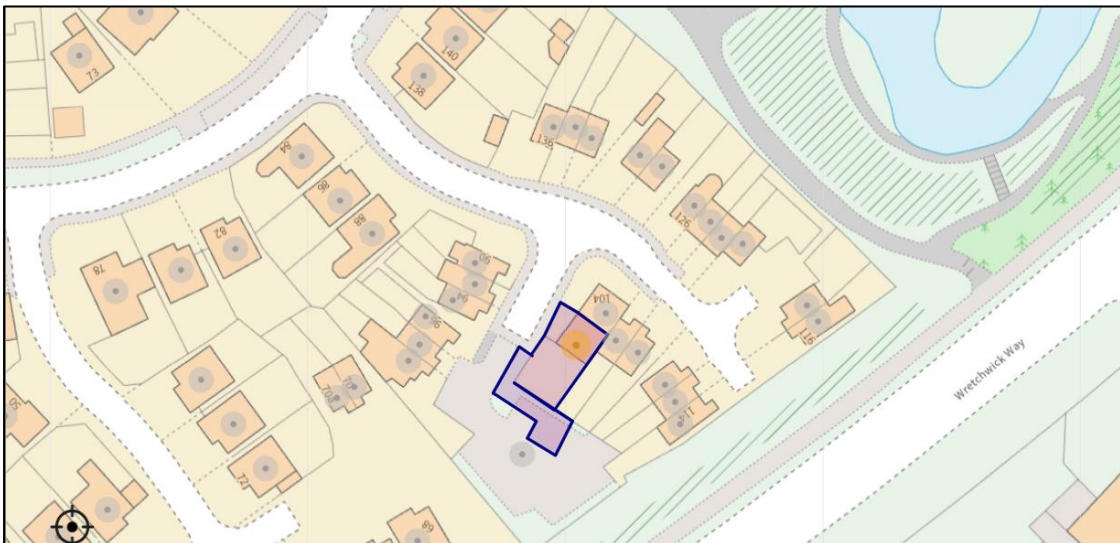
### Outside:

**FRONT GARDEN:** refer to photograph

**REAR GARDEN:** refer to photographs

### **PARKING:**

Allocated parking space for two cars.



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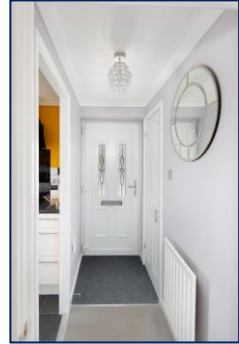
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Front



Front Door and Entrance Hall



Kitchen



Kitchen



Kitchen



Lounge Diner

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Lounge Diner



Lounge Diner



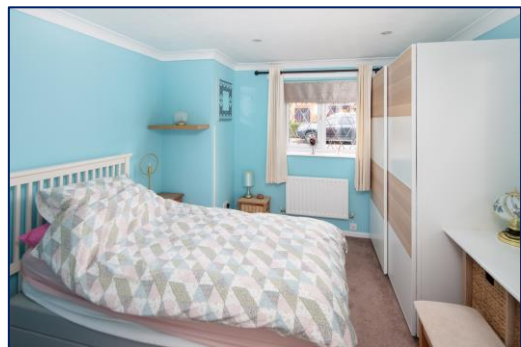
Wet Room



Wet Room



Wet Room



Bedroom

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Bedroom



Bedroom



Rear Garden



Rear Garden



Rear Garden

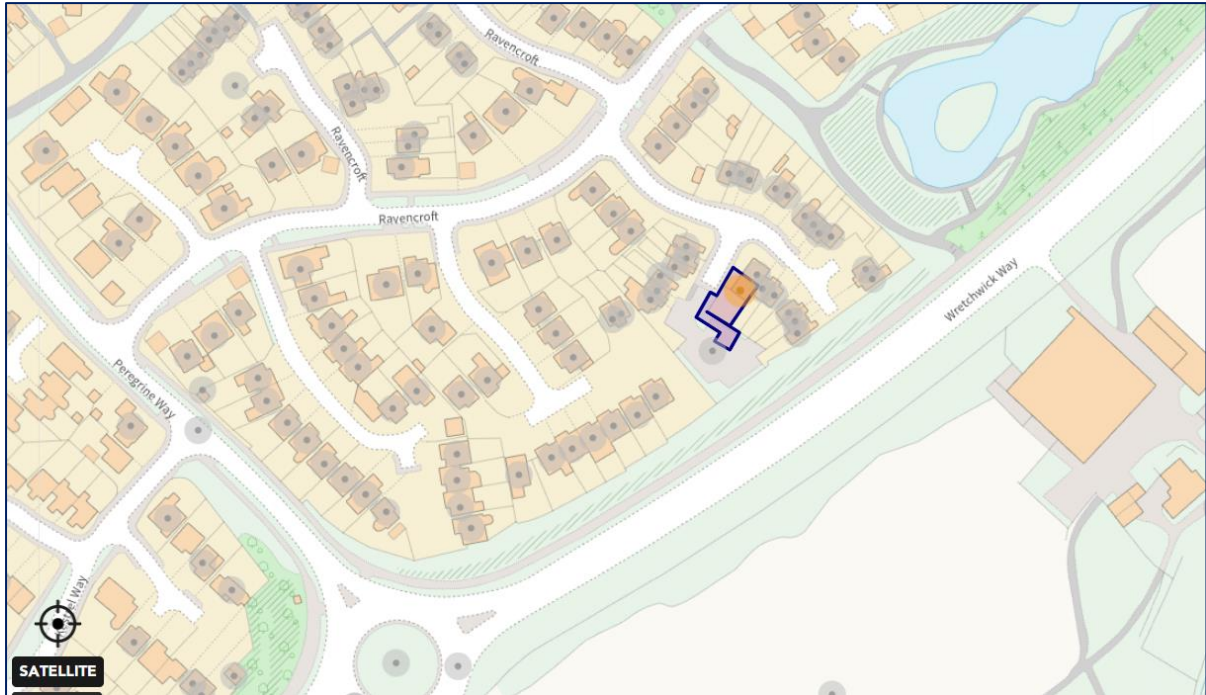
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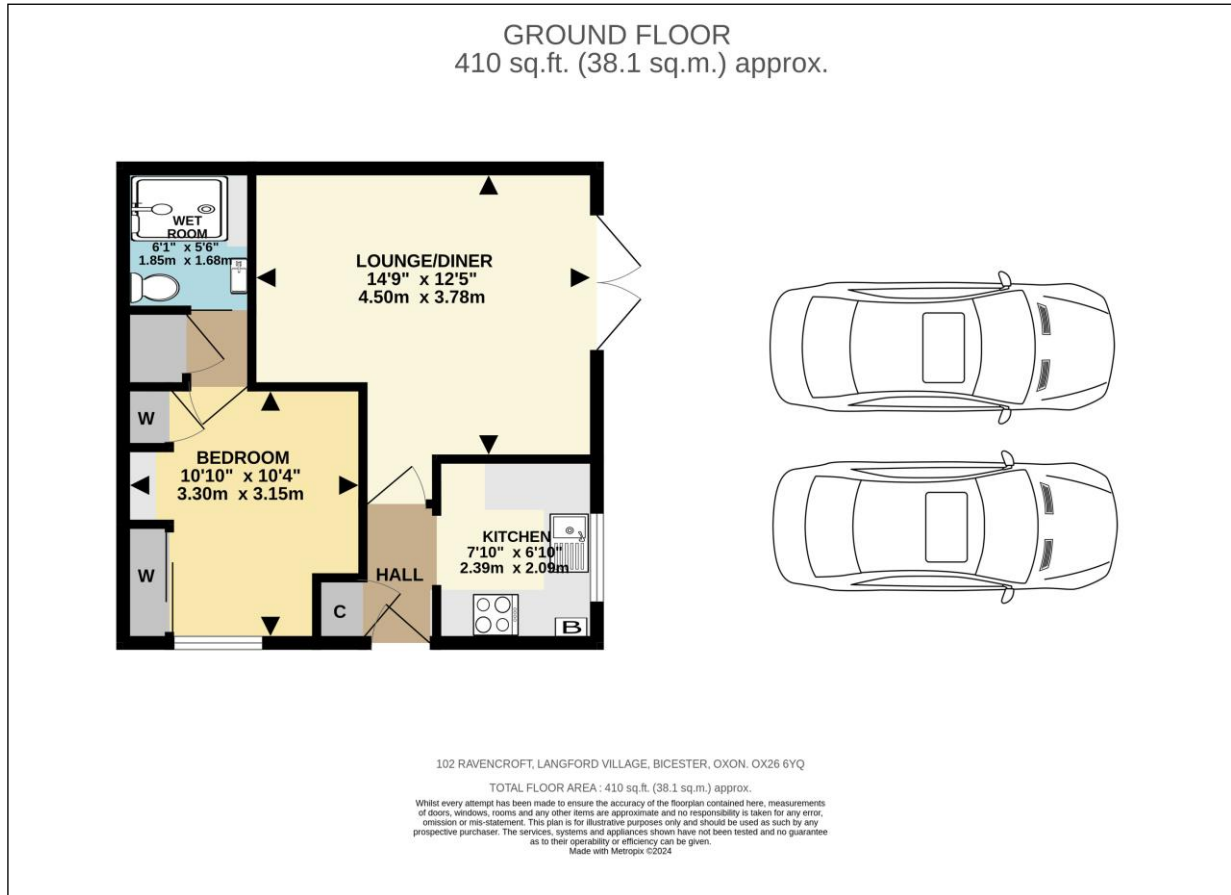
**Space for Notes:**

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