

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**4 College Cottages, Main Street, Merton,
Bicester, Oxfordshire. OX25 2NH**

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

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Extended Period Four Bedroom Semi-Detached with a South East facing Garden, Four Reception Rooms, Utility Room & Cloakroom.

FREEHOLD

£ 525,000

- ❖ Open Sloping Porch
- ❖ Entrance Hall
- ❖ Extended Living Room now 18Ft x 13Ft with wood burner
- ❖ Extended Dining Room now 15½Ft x 11½Ft with French doors
- ❖ Family Room/Study/Snug
- ❖ 13Ft x 8Ft Breakfast Room with French Doors
- ❖ Kitchen, Utility Room, Cloakroom
- ❖ Four Well Proportioned Bedrooms
- ❖ Re-fitted Bathroom with Shower Bath
- ❖ Approx. 20Ft x 10Ft Detached Garage/Workshop
- ❖ Plenty of Parking to the front

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Key Facts for Buyers:

EPC: Rating of D (55).
Council Tax: Band D
Approx. £2,138 per annum.

Ground Floor:

Part glazed front door to:-

ENTRANCE HALL:

Plain plaster ceiling, radiator, under-stairs cupboard, click laminate flooring.

LIVING ROOM: 18'0 x 13'0.

Front aspect window, plain plaster ceiling, radiator, TV, fireplace with 'Aarrow' wood burner and a slate hearth, rustic shelved recess.

BREAKFAST ROOM: 12'11 x 8'0.

Rear aspect French doors to the garden, plain plaster ceiling, ceramic tiled floor, radiator, fitted corner bench seat, staircase, open plan to:-

KITCHEN: 11'3 x 8'6.

Side aspect window, plain plaster ceiling, down lighting, ceramic tiled floor, radiator. Range of base and wall units with Beech worktops and tiled surrounds, base unit with slide-out racks. 800mm cutlery and pan drawers, space for slot-in electric cooker, stainless steel extractor hood, 2nd base unit with slide out racks, 900+mm space for wide fridge freezer, corner unit with wire basket carousels, 1½ bowl porcelain sink, integrated dishwasher, tray space.

UTILITY ROOM: 10'1 x 5'3.

Half glazed side door to the garden, side aspect window, plain plaster ceiling, ceramic tiled floor, radiator, base unit with Beech worktop and spaces for washing machine and tumble dryer.

DINING ROOM: 15'6 x 11'5.

Rear aspect French doors to the garden, plain plaster ceiling, radiator, click laminate flooring, cupboard enclosing oil boiler.

FAMILY ROOM/STUDY/SNUG: 11'5 x 7'6.

Front aspect window, plain plaster ceiling, radiator, click laminate flooring.

First Floor:

LANDING:

Plain plaster ceiling, loft hatch.

BATHROOM: 7'11 x 7'8.

Front aspect window, plain plaster ceiling, extractor fan, ceramic tiled floor, towel rail/radiator combination, 'P' shaped shower bath with thermostatic shower plus fixed rain head and a further hand held head and sliding head support, screen, wash hand basin and cupboard under, dual flush close coupled wc.

BEDROOM ONE: 11'6 x 11'5.

Rear aspect window, plain plaster ceiling, radiator.

BEDROOM TWO: 12'0 x 8'10.

Front aspect window, plain plaster ceiling, radiator, fitted 5-door wardrobe.

BEDROOM THREE: 13'0 extending to 17'0 over stairs bulkhead x 7'11.

Rear aspect window, plain plaster ceiling, radiator.

BEDROOM FOUR: 11'5 x 7'7.

Front aspect window, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN:

Given over to 'Breedon Stone' aggregate providing off road parking for 3-5 cars.

REAR GARDEN: Refer to photos.

Patio, outside tap, exterior power sockets.

GARAGE/WORKSHOP: Approx. 20'0 x 10'0.

Wooden vehicular double doors, eaves storage.

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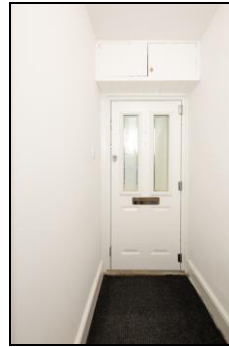
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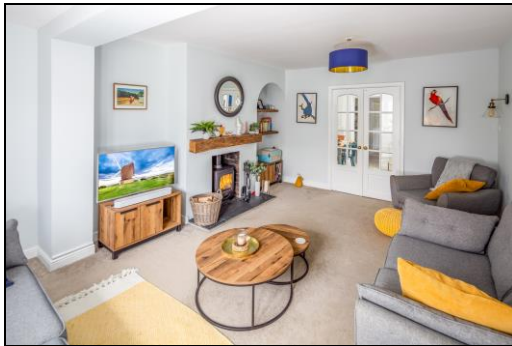
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Front



Entrance Hall



Living Room



Living Room



Living Room



Kitchen



Kitvhen



Kitchen

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Breakfast Room



Breakfast Room



Utility Room



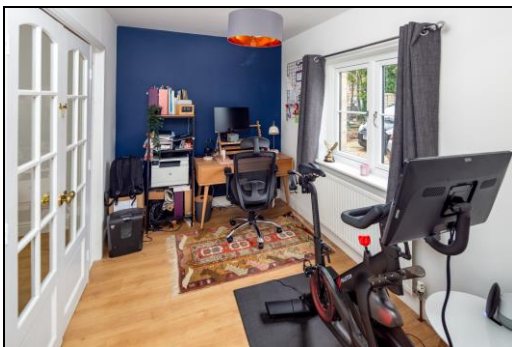
Dining Room



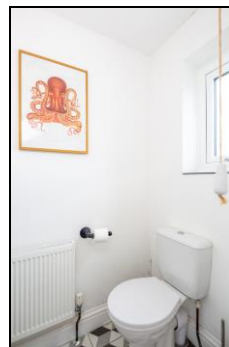
Dining Room



Dining Room



Study



Cloakroom



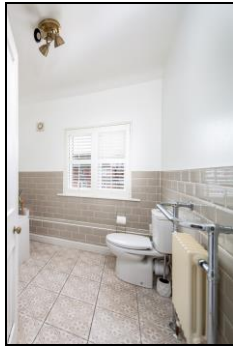
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Bathroom



Bathroom



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four



Rear Garden

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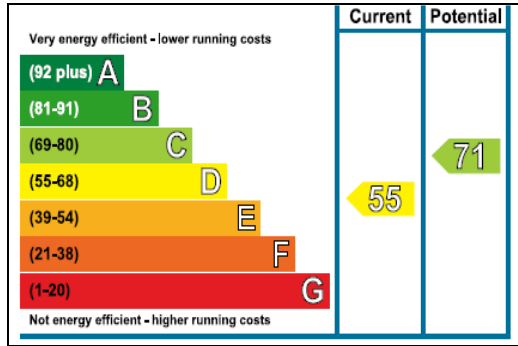
Rear Garden



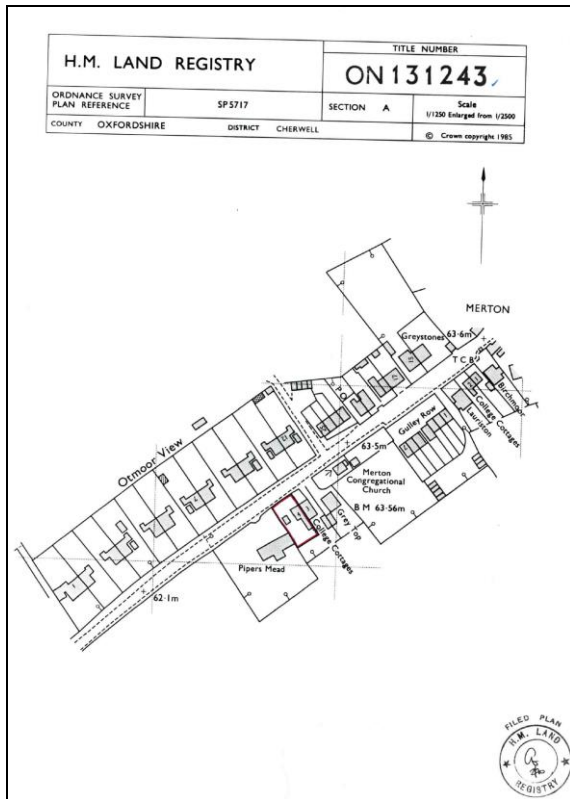
Rear Garden



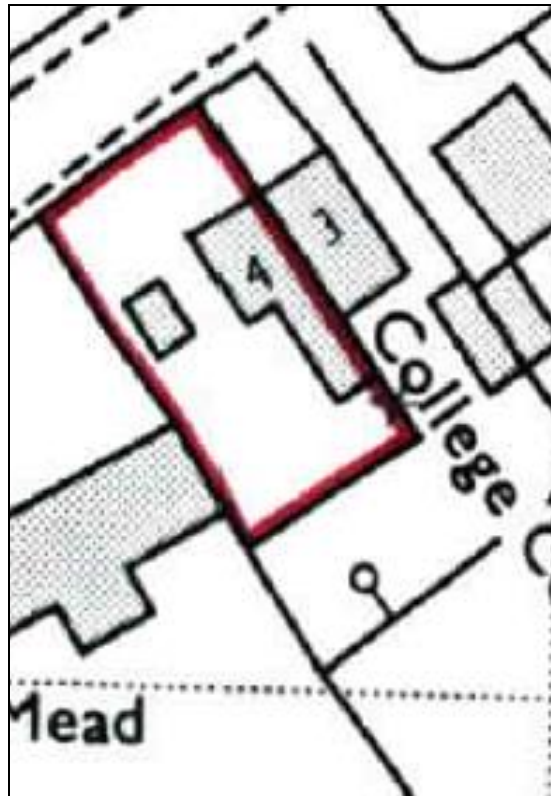
Rear Garden



EPC



Land Registry Plan



Plot Outline

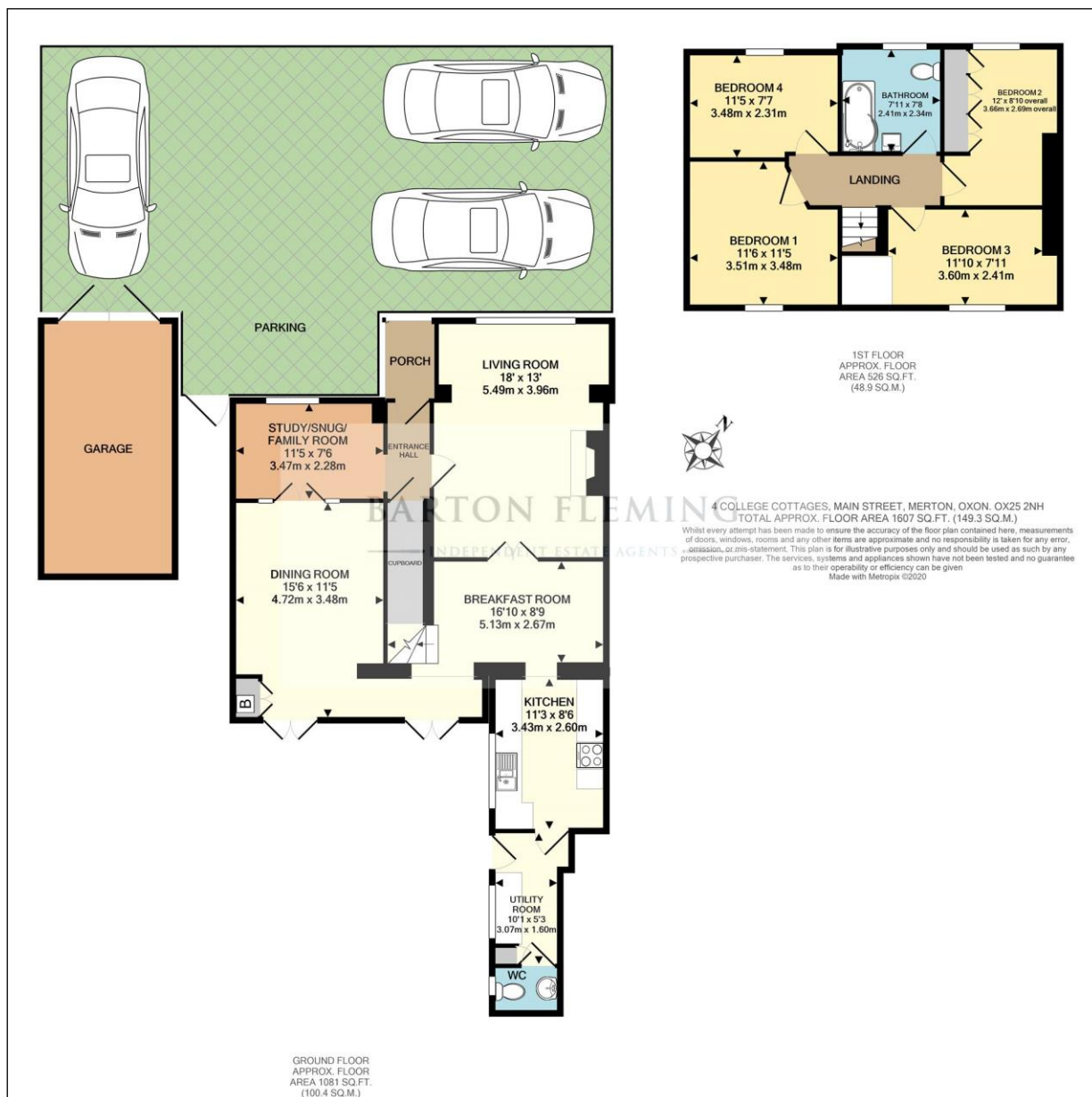
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