

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**23 Dove Green, Greenwood Homes,
Bicester, Oxfordshire. OX26 2GU**

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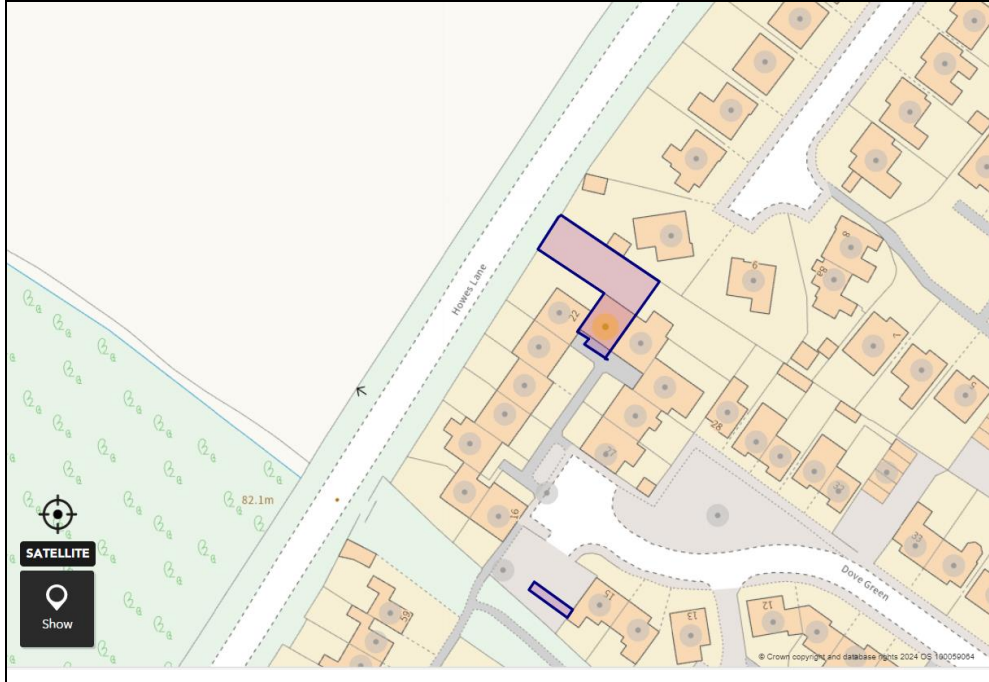
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Web: www.bartonfleming.co.uk
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

23 Dove Green, Bicester, Oxon. OX26 2GU



Two Bedroom Corner Terrace Bungalow with Lounge Diner, Kitchen, Shower Room, Rear Garden and Allocated Parking Space

FREEHOLD

£ 285,000

- ❖ No Chain
- ❖ Fitted with older people in mind
- ❖ Large Recessed Porch Area (13Ft x 5Ft)
- ❖ Entrance Hall with Two built-in cupboards
- ❖ 'Howdens' Kitchen
- ❖ Shower Room (with sun tube)
- ❖ PVC Double Glazing, Patio Door & Front Door
- ❖ 'Vaillant' Boiler
- ❖ Enclosed Rear Garden with rear gate.
- ❖ Parking Space
- ❖ Part Boarded loft with insulation upgrade.

VIEWING
APPOINTMENT:

DAY:

TIME:

Telephone 249922

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Key Facts for Buyers:

EPC: Rating of C (71).
Council Tax: Band C
Approx. £1,900 per annum.

Accommodation:

OPEN PORCH: 13' x 5'

Covered porch area providing storage for bins etc., key safe. Outside store.

ENTRANCE HALL:

Loft hatch (*insulation upgrade & part boarded*) Replaced RCD/MCB electricity consumer unit (December 2017), remote digital thermostat, two built-in cupboards, radiator, remote access web-hosted CCTV camera (*see CCTV System below*).

KITCHEN: 9'6 x 8'4.

Front aspect PVC window, replaced 'Vaillant' boiler, vinyl flooring, telephone point, range of fitted base and wall units with square edge laminate worktops and tiled surrounds, 150mm slide out tray, integrated dishwasher, stainless steel sink, magic corner unit with kidney trays, pan and cutlery drawers, 4-ring gas hob, stainless steel and glass extractor hood, 2nd magic corner unit with kidney trays, slot in washing machine, mid-height double cavity fan oven-grill and worksurface over for microwave space, slot-in fridge freezer.

LOUNGE-DINER: 15'8 x 12'8.

Rear aspect PVC sliding patio door to the garden, rear aspect PVC window, radiator, TV point, telephone point, remote access internet based CCTV camera (*see CCTV System below*).

BEDROOM ONE: 12'8 x 9'6.

Rear aspect PVC window, radiator, fitted double wardrobe, remote access web-hosted CCTV camera (*see CCTV System below*).

BEDROOM TWO: 12'0 x 6'10.

Front/side aspect PVC window, radiator.

SHOWER ROOM: 7'3 x 6'5.

Sun tube (*dome ceiling diffuser with a reflective tube and roof mounted dome allowing sunlight into the room*), plain plaster ceiling, ceramic tiled floor, fully tiled walls, chrome heated towel rail, 1200mm x 900mm shower enclosure with fixed rain head plus handheld attachment, inset wash hand basin & cupboard under plus concealed cistern WC.

Outside:

FRONT GARDEN: Refer to photo.

REAR GARDEN: Refer to photo.

About 70Ft (*see note below*). Rear gate, tap, shed.

PARKING SPACE: Refer to photo.

CCTV System:

The CCTV system was installed in order to safely watch over an elderly relative and is remotely accessed through the internet. There are 3 cameras; one in the living room, one in the bedroom and another in the hall. The CCTV needs to be recommissioned with a software hosting platform.

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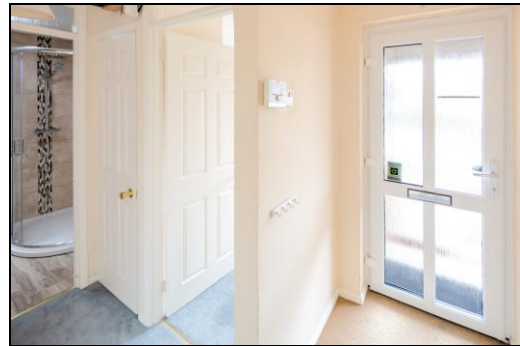
Front



Large Open Porch



Entrance Hall



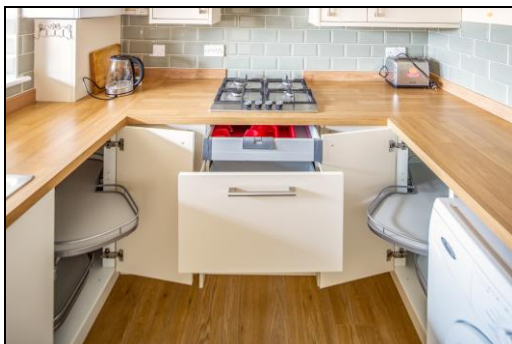
Entrance Hall



Kitchen



Kitchen



Kitchen



Kitchen

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Lounge Diner



Lounge Diner



Lounge Diner



Lounge Diner



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

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Shower Room



Shower Room



CCTV Camera in Hallway



CCTV Camera in Lounge Diner and Bedroom



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Rear Garden



Rear Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC



Allocated Parking Space



On Street Parking Bay

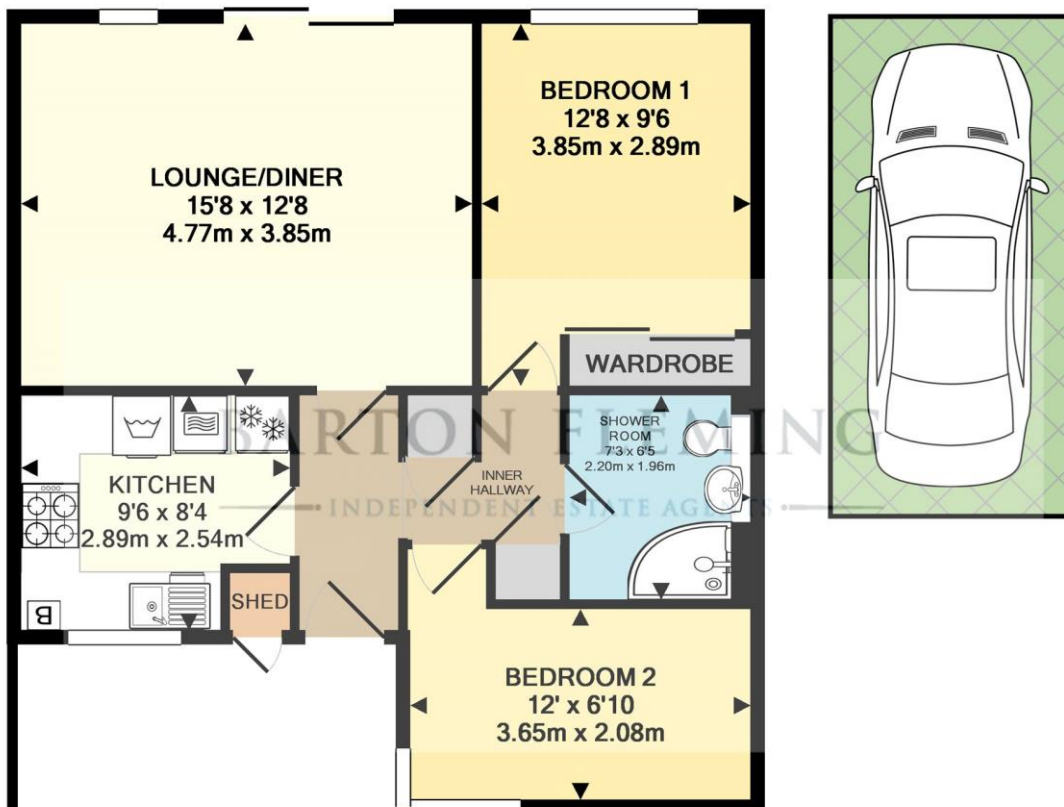
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23 DOVE GREEN, GREENWOOD HOMES, BICESTER, OXON. OX26 2GU V1, 1
TOTAL APPROX. FLOOR AREA 592 SQ.FT. (55.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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