

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**7 Jubilee Way, Bicester,
Oxfordshire. OX26 6PN**

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

7 Jubilee Way, Bicester, Oxon. OX26 6PN



**Within Walking Distance of Town & Bicester Village.
Three Bedroom Link-Detached with Garage & Driveway Parking.**

FREEHOLD

£ 375,000

- ❖ Pitched Open Porch, Entrance Hall, Cloakroom
- ❖ Kitchen Breakfast Room
- ❖ Lounge-Diner
- ❖ Landing, Bathroom
- ❖ Three Bedrooms
- ❖ Gas to Radiator Heating
- ❖ Enclosed Rear Garden
- ❖ 21Ft x 10Ft Garage & Driveway Parking
- ❖ No Onward Chain
- ❖ Planning Permission for Dormer Attic Conversion & Rear Extension

VIEWING
APPOINTMENT:

DAY:

TIME:

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

Key Facts for Buyers:

Title: Freehold with fees of approx. £250 per year payable to Remus (*managing agent*).

EPC: Rating of C (79).

Council Tax: Band D

Approx. £2,276 per annum.



Ground Floor:

PITCHED OPEN PORCH:

Outside courtesy light, external electricity and ground-level gas meter boxes, part glazed security front door to:-

ENTRANCE HALL: 15'0 deep.

Plain plaster ceiling, RCD/MCB electricity consumer unit, radiator, polished porcelain floor tiles, zoned central heating thermostat controlling the whole house except the lounge-diner, under-stairs cupboards, staircase.

CLOAKROOM:

Side aspect PVC window, plain plaster ceiling, extractor, radiator, polished porcelain floor tiles, dual flush close coupled WC, wash hand basin.

KITCHEN BREAKFAST ROOM: 11'3 x 10'2.

Front aspect PVC window, plain plaster ceiling, extractor fan, radiator, polished porcelain floor tiles, 'Ideal Logic Combi ES 35' boiler, space for table & chairs. Range of base and wall units with square edge laminate worktops, laminate up-stands, 400mm base, integrated dishwasher, 1½ bowl stainless steel sink, integrated washer, 1000mm corner unit, 300mm base, stainless steel and glass fan oven-grill, stainless steel 4-ring gas hob, ceramic splash back, stainless steel extractor hood, 400mm drawers, integrated 50:50 fridge-freezer.

LOUNGE-DINER: 15'6 x 12'2.

Rear aspect PVC doors with windows to either side, plain plaster ceiling, radiator, zoned central heating thermostat for lounge-diner only, TV point, telephone point.

First Floor:

LANDING:

Plain plaster ceiling, loft hatch (*part boarded, hard wired light*), radiator.

BATHROOM: 6'8 x 5'7.

Side aspect PVC window, plain plaster ceiling, extractor, sheet vinyl flooring, bath, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM ONE: 9'9 widening to 12'2 x 11'2 reducing to 9'4.

Front aspect PVC window, plain plaster ceiling, radiator.

EN-SUITE: 5'1-x 5'7.

Front aspect PVC window, plain plaster ceiling, radiator, vinyl sheet flooring, 900mm x 800mm shower enclosure with 'Triton T80' shower, dual flush close coupled WC, pedestal wash hand basin.

BEDROOM TWO: 10'11 x 8'8.

Rear aspect PVC window, plain plaster ceiling, radiator.

BEDROOM THREE: 12'2 shortening to 10'11 x 6'8.

Rear aspect PVC window, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: Refer to photo.

REAR GARDEN: Refer to photos.

GARAGE: 21'5 x 9'10.

Up-and-over door, rear aspect half glazed PVC door to the garden, light & power, eaves storage, driveway parking for a car.

Agents Note:

Planning had been granted for a dormer loft extension and also a rear extension.

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



Front



Entrance Hall



Cloakroom



Entrance Hall



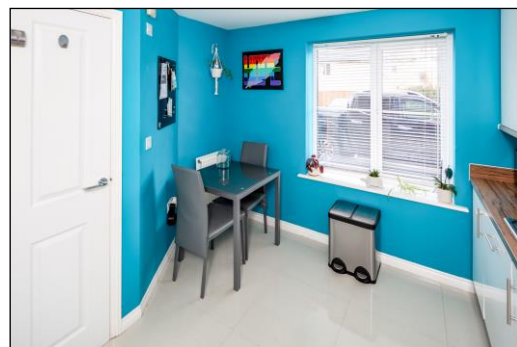
Lounge-Diner



Lounge-Diner



Lounge-Diner



Kitchen Breakfast 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



Kitchen Breakfast Room



Kitchen Breakfast Room



Bathroom



En-Suite



Bedroom One



Bedroom One

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 Two



Bedroom Two



Bedroom Three



Rear Garden



Rear Garden

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

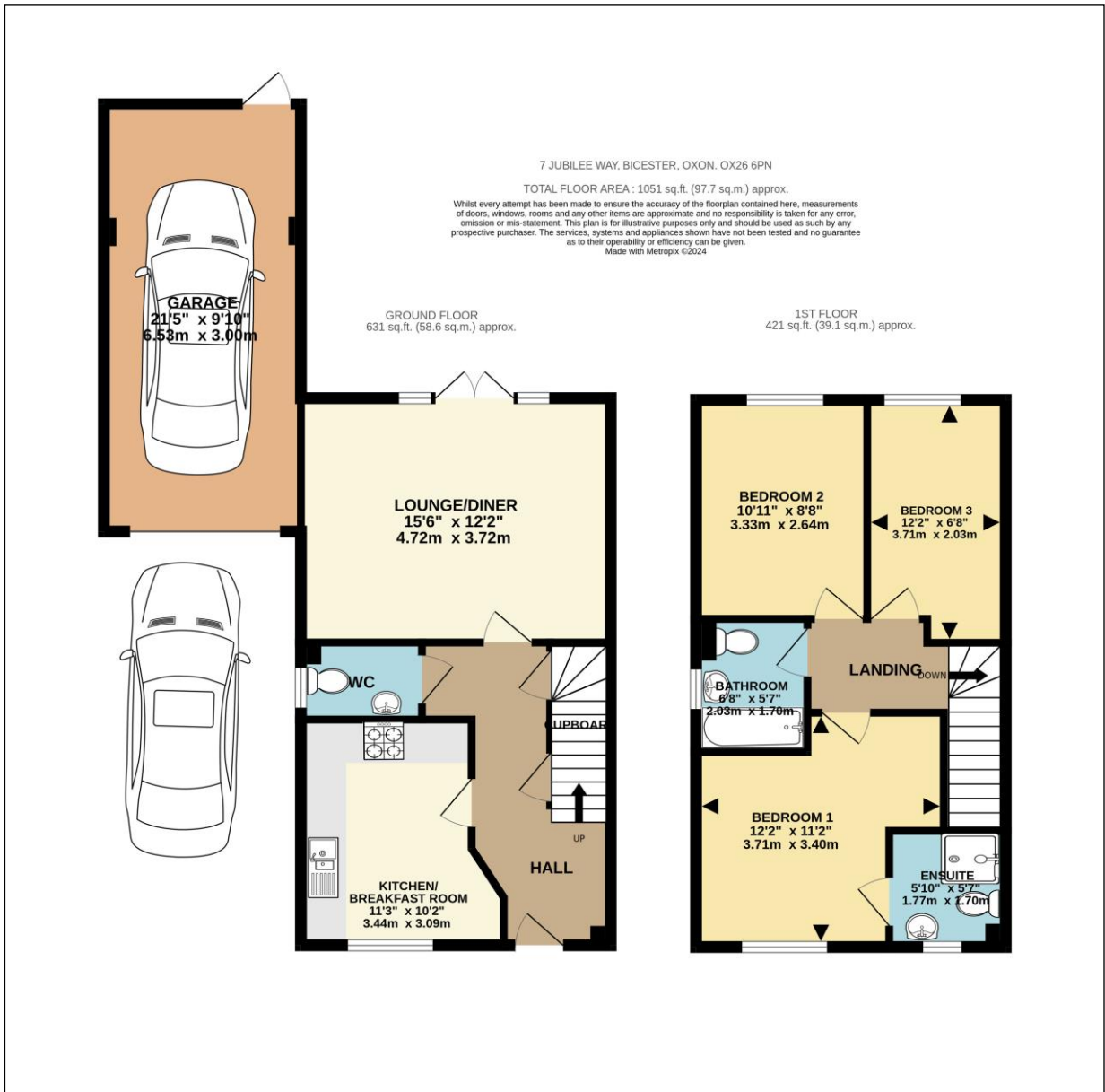
Space for Notes:

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



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. Land Registry Plans are provided as guidance only and while LRP documents are generated from what is registered at the point at when the plans are downloaded for use in these particulars they are not guaranteed to represent the property title at any given moment. Buyers should satisfy themselves through their solicitor as to the accuracy of the land registration at any given moment.