

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**1 Read Place, Graven Hill, Bicester, Oxfordshire. OX25 2BH**

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### 1 Read Place, Graven Hill, Bicester, Oxfordshire. OX25 2BH



**A Four Bedroom Detached House with Open Plan Living,  
Bathroom and En-Suite Bedroom, Rear Garden,  
Car Port and Driveway Parking**

**FREEHOLD**

**£ 550,000**

- ❖ Open Plan Layout
- ❖ Cloakroom
- ❖ Hall Area
- ❖ Living Area
- ❖ Kitchen/Dining/Family Area
- ❖ Landing
- ❖ Bathroom and En-Suite to Bedroom One
- ❖ Four Bedrooms
- ❖ Rear Garden
- ❖ Car Port and Driveway Parking

**VIEWING  
APPOINTMENT:**

**DAY:**

**TIME:**

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### Key Facts for Buyers:

**EPC:** Rating of B (88).  
**Council Tax:** Band F  
Approx. £3,008 per annum.

### Ground Floor:

#### **OPEN PORCH:**

Outside courtesy light, outside electric meter box, ground level gas meter box, post box, triple glazed front door.

#### **OPEN PLAN LAYOUT:**

#### **HALL AREA: 13'10 x 6'8**

Front aspect triple glazed window adjacent door, plain plaster ceiling, RCD/MCB electricity consumer unit (*metal case*), click laminate flooring, understairs cupboard, turning staircase, open plan to living area and kitchen/dining/family area.

#### **LIVING AREA: 13'0 x 12'5**

Front aspect triple glazed window, plain plaster ceiling, air circulating system vent, radiator, central heating thermostat, click laminate flooring, multi-media point.

#### **KITCHEN/DINING/FAMILY AREA: 17'2 x 18'9 narrowing to 14'1 plus utility cupboard**

Rear aspect triple glazed French doors and windows to either side, plain plaster ceiling, two air circulating system vents. Range of base and eye level units, laminate worksurfaces, laminate upstands, integrated 50:50 fridge freezer, 500mm drawers, ceramic fan oven/grill, ceramic 4-ring electric hob, ceramic splashback, stainless steel extractor hood, 1000mm corner unit, integrated dishwasher, 1½ bowl stainless steel sink, integrated washer, second 1000mm corner unit, 800mm base unit, space for dining table and chairs, space for small sofa, built-in utility cupboard housing "Ideal Logic+ combi C35" boiler and "Brink Flair 325" air recirculating system.

#### **CLOAKROOM: 5'8 x 4'0**

Plain plaster ceiling, extractor fan, strip vinyl flooring, dual flush close coupled WC, wall hung wash hand basin.

### First Floor:

#### **LANDING:**

Skylight, plain plaster ceiling, radiator, click laminate flooring.

#### **BATHROOM: 8'0 x 6'7**

Front aspect triple glazed window, plain plaster ceiling, downlighting, vent extract, vinyl strip flooring, built-in cupboard, chrome heated towel rail, panel enclosed bath with aqua panel shower, thermostatic shower, sliding head support, screen, pedestal wash hand basin, shaver socket, dual flush close coupled WC.

#### **BEDROOM ONE: 18'7 narrowing to 11'8 x 12'6 narrowing to 9'7**

Rear aspect triple glazed window, plain plaster ceiling, air circulation system vent, TV point.

#### **EN-SUITE: 12'4 x 7'2**

Rear aspect triple glazed window, plain plaster ceiling, downlighting, air circulation system vent, strip vinyl flooring, chrome heated towel rail, 1180mm x 680mm shower enclosure with thermostatic shower, sliding head support, dual flush close coupled WC, pedestal wash hand basin, shaver socket.

#### **BEDROOM TWO: 17'4 x 9'10**

Rear aspect triple glazed window, plain plaster ceiling, air circulation system vent, TV point.

#### **BEDROOM THREE: 11'0 x 9'3**

Front aspect triple glazed window, plain plaster ceiling, air circulation system vent.

#### **BEDROOM FOUR: 9'10 narrowing to 5'8 x 12'3 narrowing to 6'7**

Front aspect triple glazed window, plain plaster ceiling, air circulation system vent.

### Outside:

**FRONT GARDEN:** refer to photograph

**REAR GARDEN:** refer to photographs

#### **CAR PORT:**

Parking for two cars in tandem.

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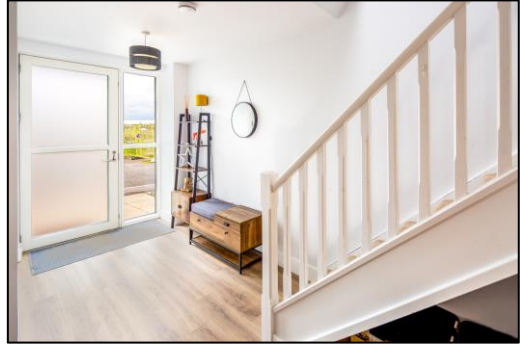
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Front



Hall Area



Hall Area



Living Area



Kitchen/Dining/Family Area



Kitchen/Dining/Family Area



Kitchen/Dining/Family Area



Kitchen/Dining/Family Area

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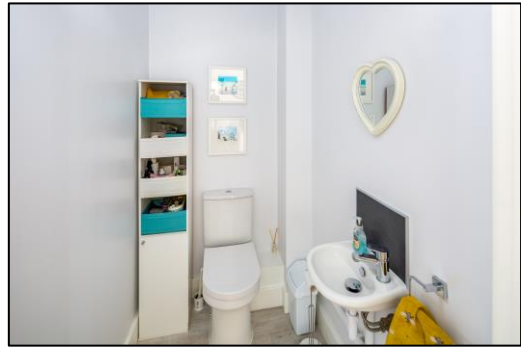
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Kitchen/Dining/Family Area



Cloakroom



Landing



Landing



Bathroom



Bathroom



Bedroom One



Bedroom One

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Bedroom One



En-Suite to Bedroom One



Bedroom Three



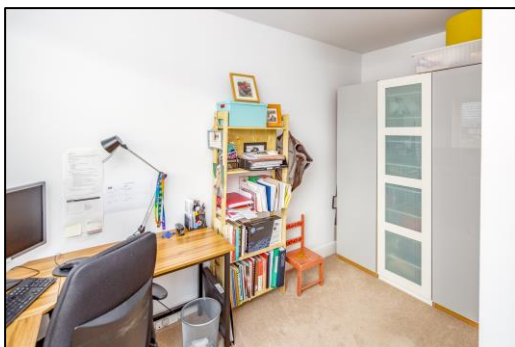
En-Suite to Bedroom One



Bedroom Two



Bedroom Two



Bedroom Four



Bedroom Four

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Rear Garden



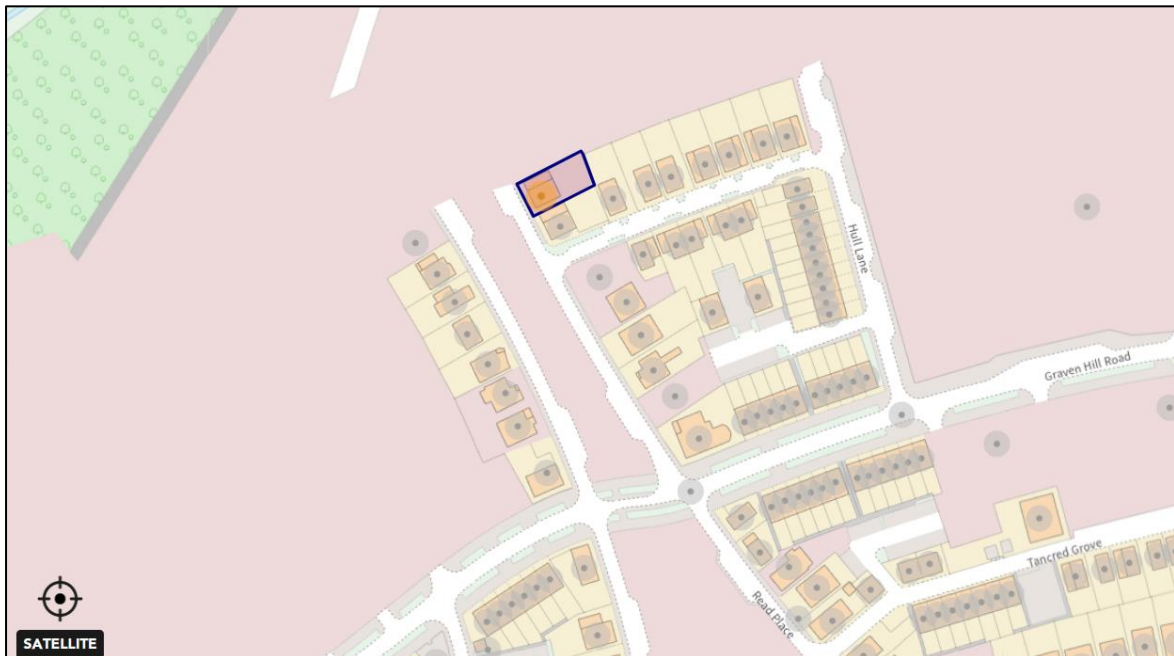
Rear Garden



Rear Elevation



Outlook to Front



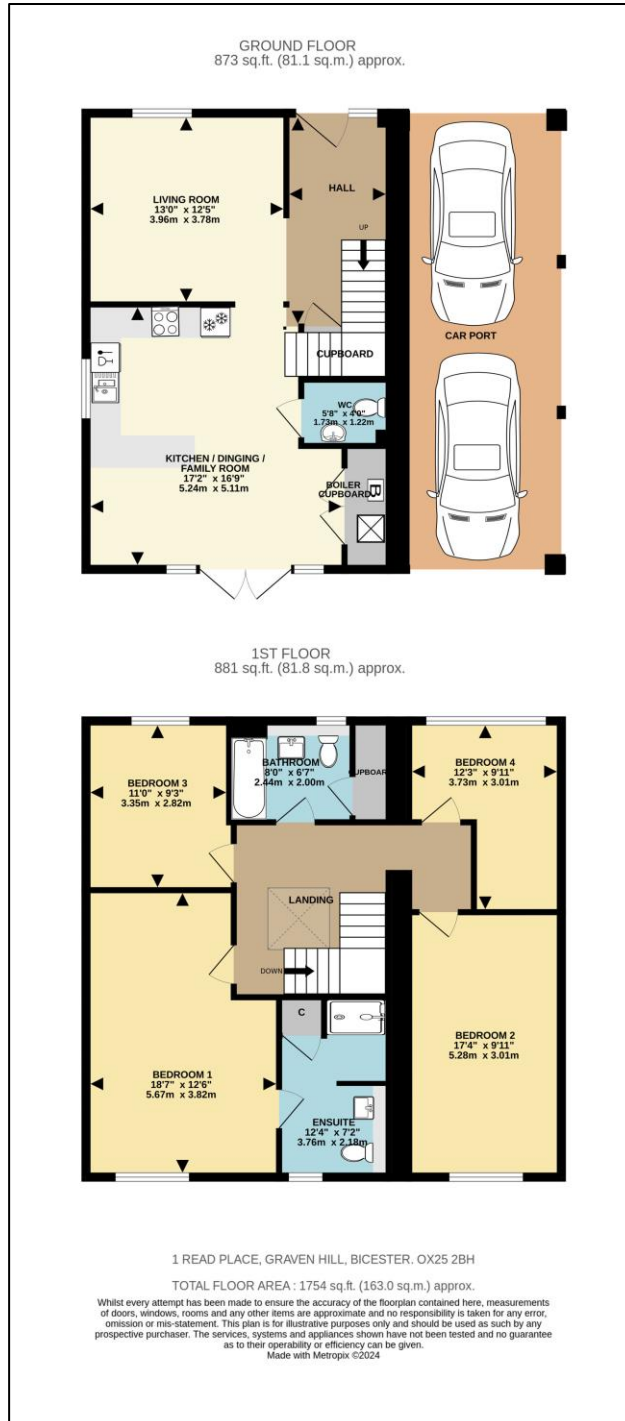
Land Registry Plan

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