

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**2 Spindleside, Southwold,
Bicester, Oxfordshire.
OX26 3XH**

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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

2 Spindleside, Bicester, Oxfordshire. OX26 3XH



A Two Bedroom Semi-Detached House with a Garage to the side and Driveway Parking. Hall, Kitchen, Lounge Diner, Landing, Bathroom (with a window), Two Bedrooms.

FREEHOLD

£ 289,950

- ❖ Sloping Open Porch, Entrance Hall
- ❖ Kitchen
- ❖ Lounge Diner with Door to Garden
- ❖ Landing, Two Bedrooms
- ❖ Bathroom with shower over the bath & a window
- ❖ Enclosed Rear Garden
- ❖ Cavity Wall Insulation
- ❖ Good Parking on the front, Garage with light & power
- ❖ Close to Local Amenities
- ❖ Walking Distance to Bicester Village and Train Stations

**VIEWING
APPOINTMENT:**

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of C (72).
Council Tax: Band B
Approx. £1,892 per annum.

Ground Floor:

CANOPY PORCH:

Outside gas and electric meter boxes, PVC part glazed security front door to:

ENTRANCE HALL: 8'6 x 3'7

Replaced 2020 Metal cased RCD/MCB electricity consumer unit (*see page 7 for building control link*), laminate wood flooring.

KITCHEN 8'5 x 7'10.

Front aspect PVC window, laminate wood flooring, wall mounted 'Ideal icos' boiler (*see page 7 for building control link*). Range of tall, base and eye level units, roll-edge laminate worksurface, tiled surrounds, stainless steel sink, stainless steel 4-ring gas hob, fan oven-grill, space for washing machine, space for under counter fridge.

LOUNGE-DINER: 15'5 x 11'10.

Rear aspect PVC window, half-glazed rear aspect PVC door to garden, radiator, staircase, TV point.

First Floor

LANDING:

Access to loft space.

BEDROOM ONE: 12'4 x 9'11 to wardrobes.

Rear aspect PVC window. built-in bulkhead cupboard, built-in double wardrobe.

BEDROOM TWO: 11'8 x 5'9.

Front aspect PVC window, radiator.

BATHROOM: 8'7 x 5'8.

Front aspect PVC window, radiator, airing cupboard with hot water cylinder and immersion heater, sheet vinyl flooring. Panel bath with "Bristan" shower over, sliding head support, screen, dual flush close coupled WC, pedestal wash hand basin,

Outside

FRONT GARDEN: refer to photographs.

Parking for two cars side-by-side & turning space.

REAR GARDEN: refer to photographs.

GARAGE: 16'2 x 8'2.

Metal up and over door, light and power. Extended driveway for two cars.

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Front



Garage & Parking to Front



Hall



Kitchen



Kitchen



Kitchen



Lounge-Diner



Lounge-Diner

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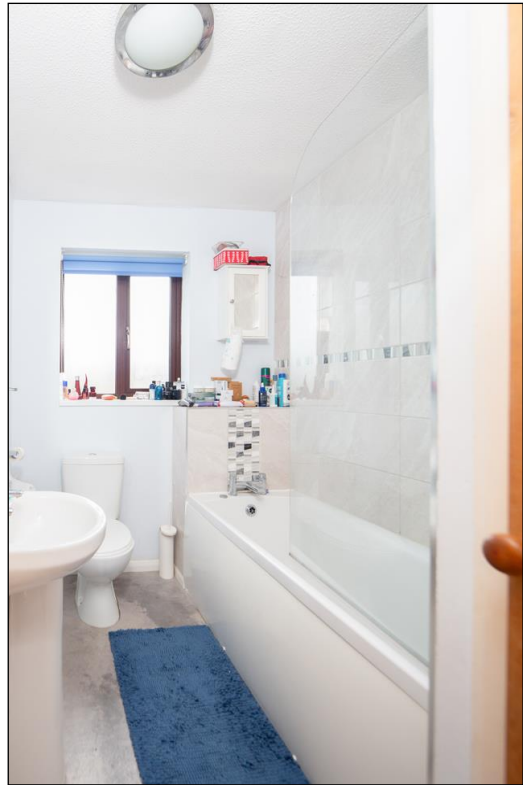
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Shower over the bath



Bathroom



Bedroom One



Bedroom One



Bedroom One



Bedroom Two

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Space for Notes:

Building Control Applications

Application number	Received Date	Validated Date	Application Type
<u>CP/CORGI/01185/2008</u>	15/09/2008	15/09/2008	Council for Registered Gas Installers
<u>CP/NAPIT/00373/2017</u>	24/10/2017	24/10/2017	Competent Persons Scheme Type
<u>20/05172/CP</u>	07/07/2020	06/07/2020	Competent Persons Scheme

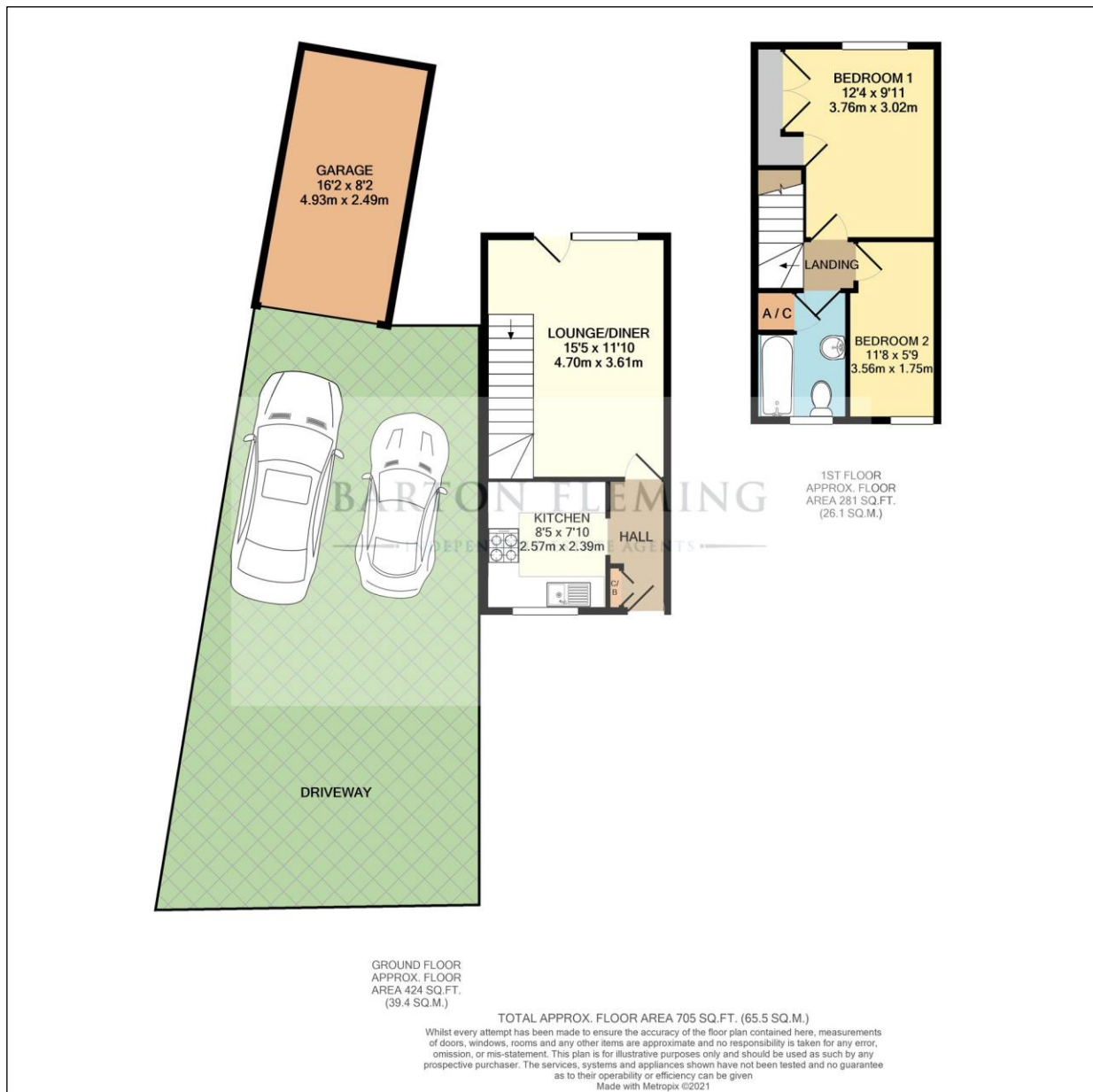
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