

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



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

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto: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**

**Offers in excess of £ 275,000**

- ❖ 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:

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### 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.

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Front



Garage & Parking to Front



Hall



Kitchen



Kitchen



Kitchen



Lounge-Diner



Lounge-Diner

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Shower over the bath



Bathroom



Bedroom One



Bedroom One



Bedroom One



Bedroom Two

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

## Space for Notes:

### Building Control Applications

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

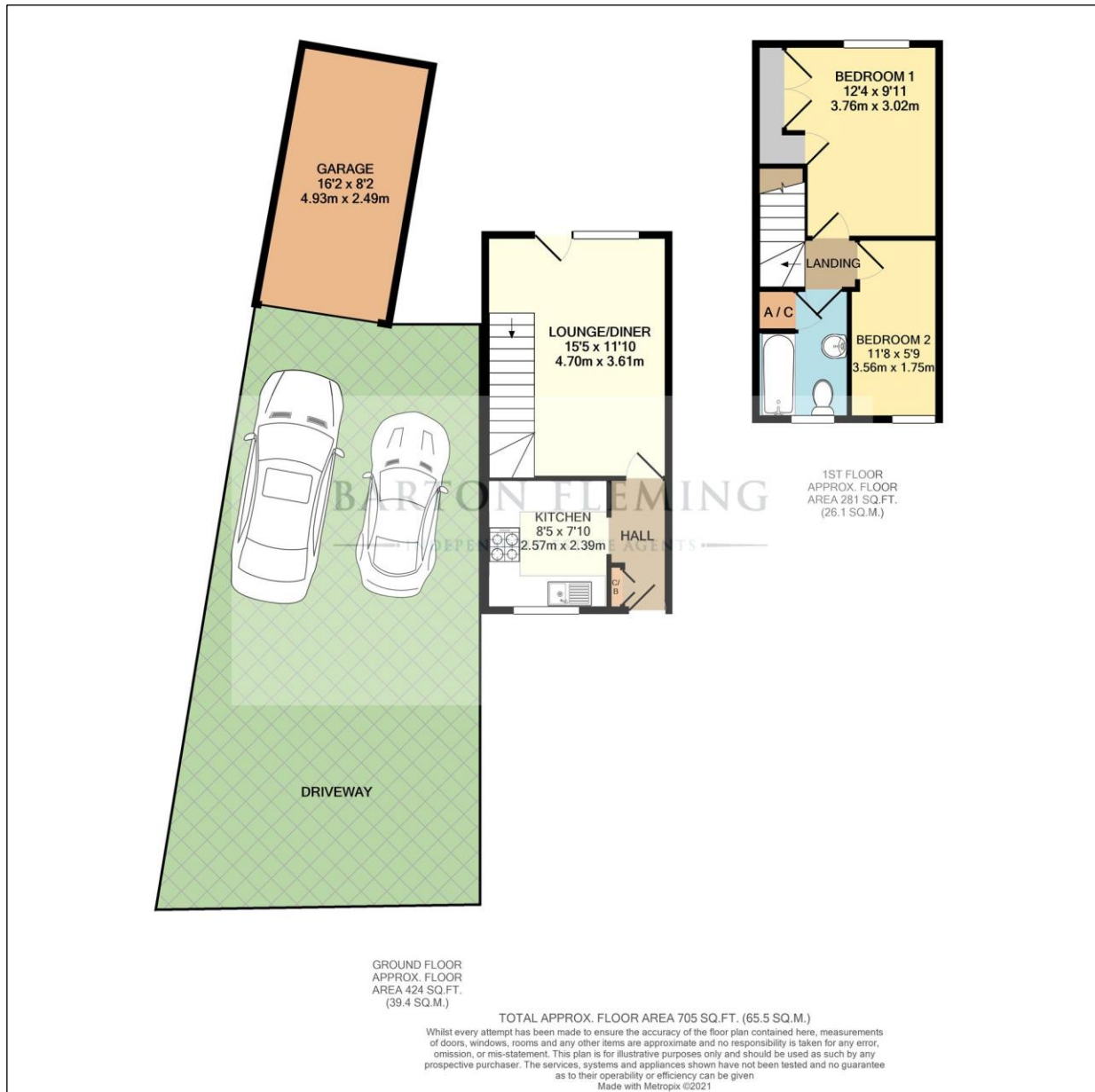
# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto: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.