

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



45 Kingsclere Road, Bicester, Oxfordshire. OX26 2JL

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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

45 Kingsclere Road, Bicester, Oxfordshire. OX26 2JL



Two Bedroom End of Terrace with Entrance Hall, Living Room, Kitchen Diner, Bathroom, Front, Side and Rear Gardens, Walking Distance to Town Centre and Bicester Village.

FREEHOLD

£ 259,950

- ❖ Entrance Hall
- ❖ Living Room
- ❖ Lounge Diner
- ❖ Landing
- ❖ Two Bedrooms
- ❖ Bathroom
- ❖ Front, Side and Rear Gardens
- ❖ Walking Distance to Town Centre and Bicester Village

**VIEWING
APPOINTMENT:**

DAY:

TIME:

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Key Facts for Buyers:

Title: Freehold without fees.
EPC: Rating C (69)
Council Tax: Band B
Approx. £1,829 per annum.

Ground Floor:

Gated Access to Side Entrance:

ENTRANCE HALL:

Part glazed PVC security front door, radiator, central heating thermostat, 'BT' master socket.

LOUNGE-DINER: 16'0 x 9'7.

Front aspect PVC window, plain plaster ceiling, coving, radiator, TV point, 'Virgin Media' point, laminate wood flooring.

KITCHEN BREAKFAST: 16'8 x 11'6.

Rear and side aspect PVC windows, rear access half glazed security door to garden, plain plaster ceiling, wall mounted "Worcester 28i junior combi MK IV" boiler, cupboard enclosing metal cased RCD/MCB electricity consumer unit (*installed 2011*), wall mounted electric heater, space for breakfast table & chairs. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, space for three quarter height fridge/freezer, space for undercounter fridge, corner unit with carousel, stainless steel and glass fan oven/grill, stainless steel 4-ring gas hob, stainless steel extractor hood, 500mm drawers, 1½ bowl stainless steel sink, space for washing machine.

First Floor:

LANDING:

Plain plaster ceiling, access to loft space.

BEDROOM ONE: 16'8 x 9'8

Front aspect PVC window, coving, radiator,.

BEDROOM TWO: 11'5 x 10'0 including bulkhead cupboard.

Rear aspect PVC window, coving, radiator, built-in bulkhead cupboard.

BATHROOM: 6'5 x 5'5.

Rear aspect PVC window, PVC panelled ceiling, fully tiled walls, chrome heated towel rail, dual flush close coupled WC, pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment, "Aquatronic Plus 2" electric shower over the bath with sliding head support and screen.

Outside:

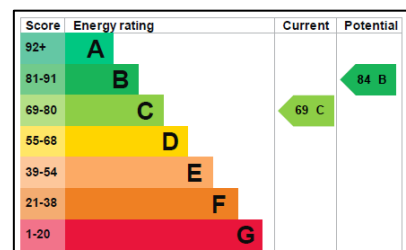
FRONT GARDEN: Refer to photograph.

SIDE GARDEN: Refer to photograph.

REAR GARDEN: Refer to photographs.
Approximately 45ft x 21ft.

PARKING:

Parking is on-street and there is a large parking bay for about 8 cars immediately in front of the house.



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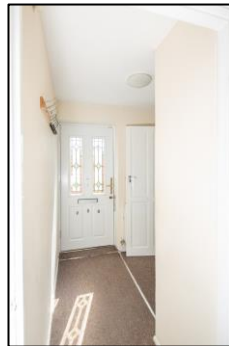
Front



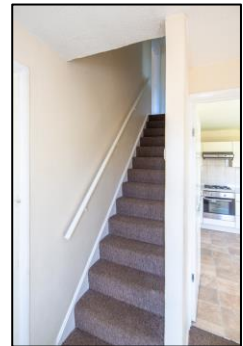
Front of Property



Side Entrance



Entrance Hall



Living Room



Living Room



Living Room



Kitchen Diner

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Kitchen Diner



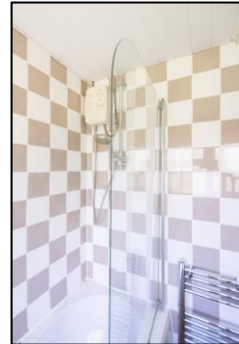
Kitchen Diner



Landing



Bathroom



Bedroom One



Bedroom One



Bedroom One



Outlook from Bedroom One

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Bedroom Two



Bedroom Two



Bedroom Two



Rear Garden



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Space for Notes:

<https://planningregister.cherwell.gov.uk/Search/UPRNApplicationSearch>

Building Control Applications

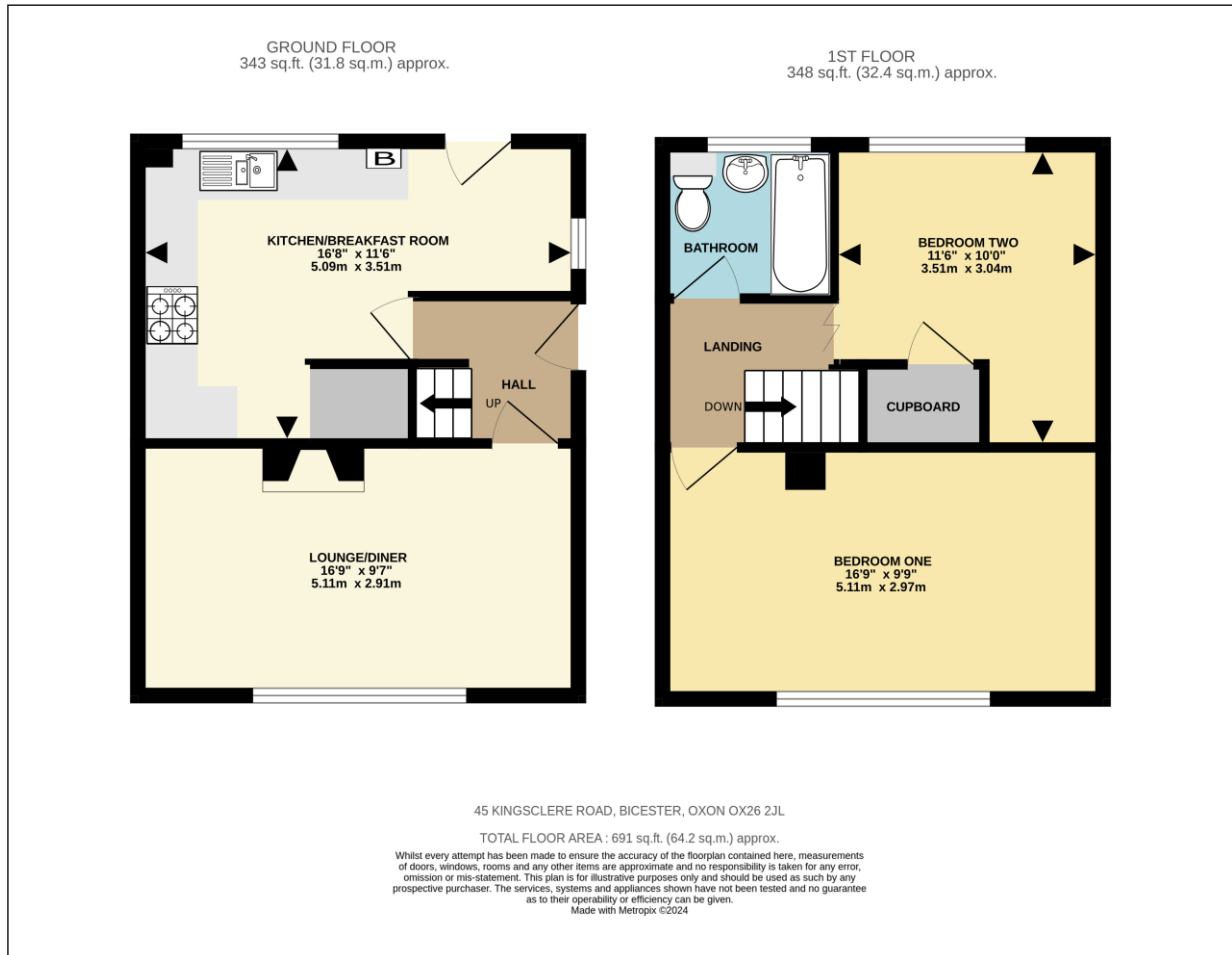
Application number	Received Date	Validated Date	Application Type	Proposal
CP/GASAFE/03719/2013	13/12/2012	13/12/2012	Gas Safe	Installed a Gas Boiler
21/06654/CP	27/01/2021	21/01/2021	Competent Persons Scheme	Circuit alteration or addition replacement consumer unit

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