

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**11 Coopers Green, Bicester,
Oxfordshire. OX26 4XJ**

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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

11 Coopers Green, Bicester, Oxon. OX26 4XJ



**Two Bedroom Mid-Terrace with Parking to the front
And a further parking space in the parking lot to the side.**

FREEHOLD

£ 281,500

- ❖ Open Porch
- ❖ Entrance Hall
- ❖ Kitchen Diner
- ❖ Living Room with patio door to the garden
- ❖ Landing, Two Bedroom
- ❖ Bathroom
- ❖ Off Road parking with e-charger on the front driveway
- ❖ 2nd Parking space in a parking lot about 50Ft away
- ❖ PVC Double Glazing
- ❖ Gas to Radiator Heating
- ❖ Walking distance of Bicester North Station

VIEWING
APPOINTMENT:

DAY:

TIME:

Telephone 249922

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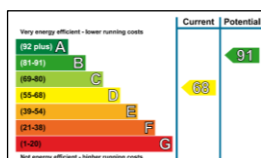
Tel: Bicester (01869)

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Key Facts for Buyers:

Title: Freehold without fees.
Council Tax: Band C, £2023.

EPC: 68, D.



Ground Floor:

OPEN PORCH:

Outside courtesy light, outside ground level gas meter box, outside electricity meter box, car charging point.

ENTRANCE HALL: 5'3 x 3'1

RCD/MCB electric consumer unit, telephone point, radiator, laminate flooring.

REFITTED KITCHEN: 11'10 x 12'7

Front aspect PVC window, central heating thermostat, laminate flooring, radiator, wall unit by window enclosing wall mounted boiler, range of tall, base and eye level units, roll edge laminate worksurfaces, tiled surrounds, wine rack, space for automatic washing machine, space for dishwasher, stainless steel sink, 500mm base unit, 1000 corner base with 600mm door, stainless steel and glass fan oven-grill, stainless steel 4-ring gas hob, stainless steel extractor hood, 800mm pan and cutlery drawers, 560mm space for upright fridge freezer, 500mm tall larder unit, space for table and chairs.

(Note: The kitchen is designed to take a 550mm wide fridge freezer and then there is space for a table & 4 chairs.)

LIVING ROOM: 13'7 x 11'10

Rear aspect PVC double glazed sliding patio door to garden, radiator, laminate flooring, telephone point, TV point.

First Floor:

LANDING:

Access to loft space (*part-boarded, hard wired light*).

BATHROOM: 8'6 x 5'6

Rear aspect PVC double glazed window, extractor fan, sheet vinyl flooring, radiator, panel enclosed bath with mixer tap and shower attachment, tiled surrounds, dual flush close coupled WC, pedestal wash hand basin.

BEDROOM ONE: 11'10 x 10'1 widening to 12'8 in doorway.

Front aspect PVC double glazed window, radiator, telephone point, TV/FM point.

EN-SUITE SHOWER ROOM:

Extractor fan, shower enclosure, 'Mira Zest' electric power shower, inset wash hand basin and cupboard under.

BEDROOM TWO: 9'10 x 6'0

Rear aspect PVC double glazed window, radiator, airing cupboard/wardrobe.

Outside:

FRONT GARDEN: refer to photograph

Outside tap.

REAR GARDEN: refer to photographs

Outside tap, gate, shed.

PARKING:

Driveway parking & e-charger point to front for one car and further parking space in the parking lot at end of terrace.

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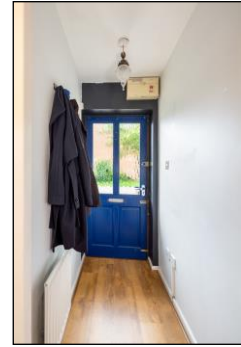
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Front



Open Porch & Hall



Kitchen Diner



Kitchen Diner



Kitchen Diner



Kitchen Diner



Living Room



Living Room

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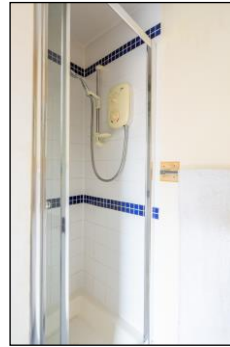
Living Room



Landing



Bathroom



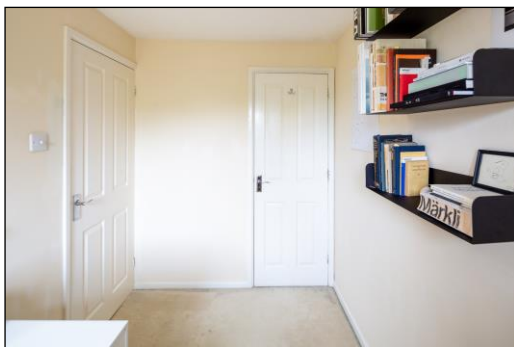
En-Suite Shower Room



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

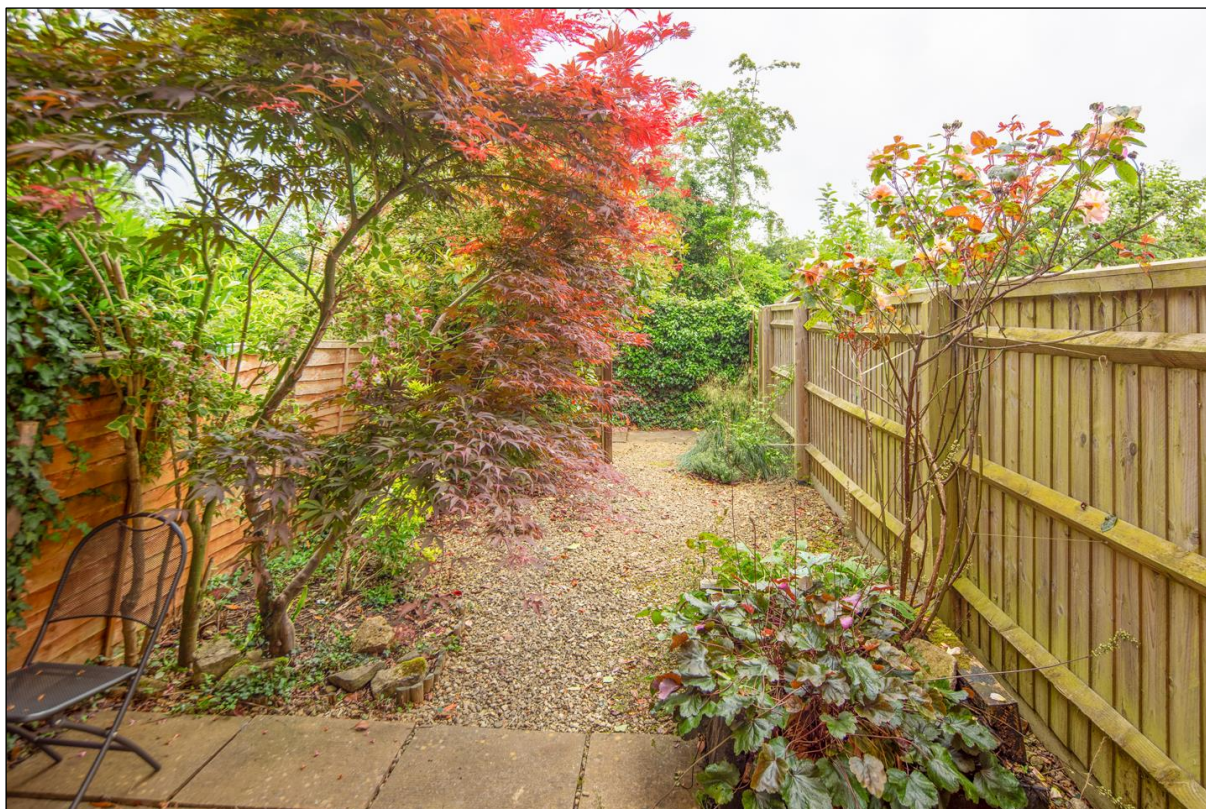
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Notes for solicitors:

Building Control for the Car charging point.

<https://planningregister.cherwell.gov.uk/BuildingControl/Display/23/34976/CP>

The property was built about 1995.

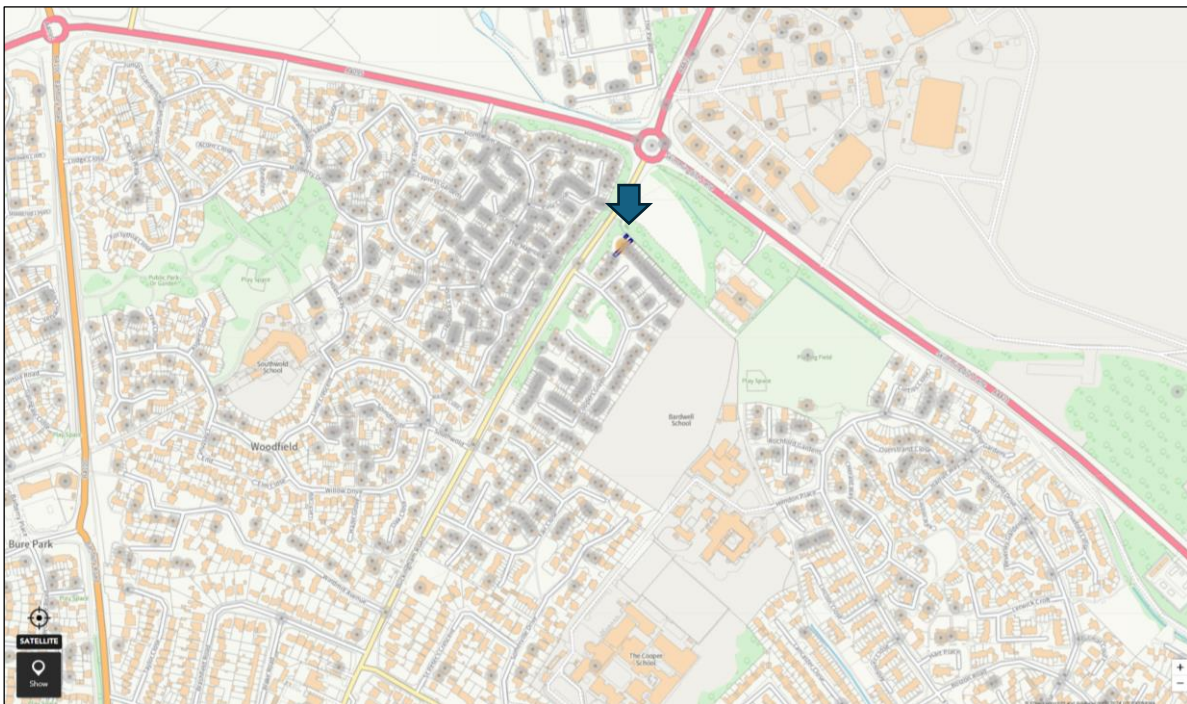
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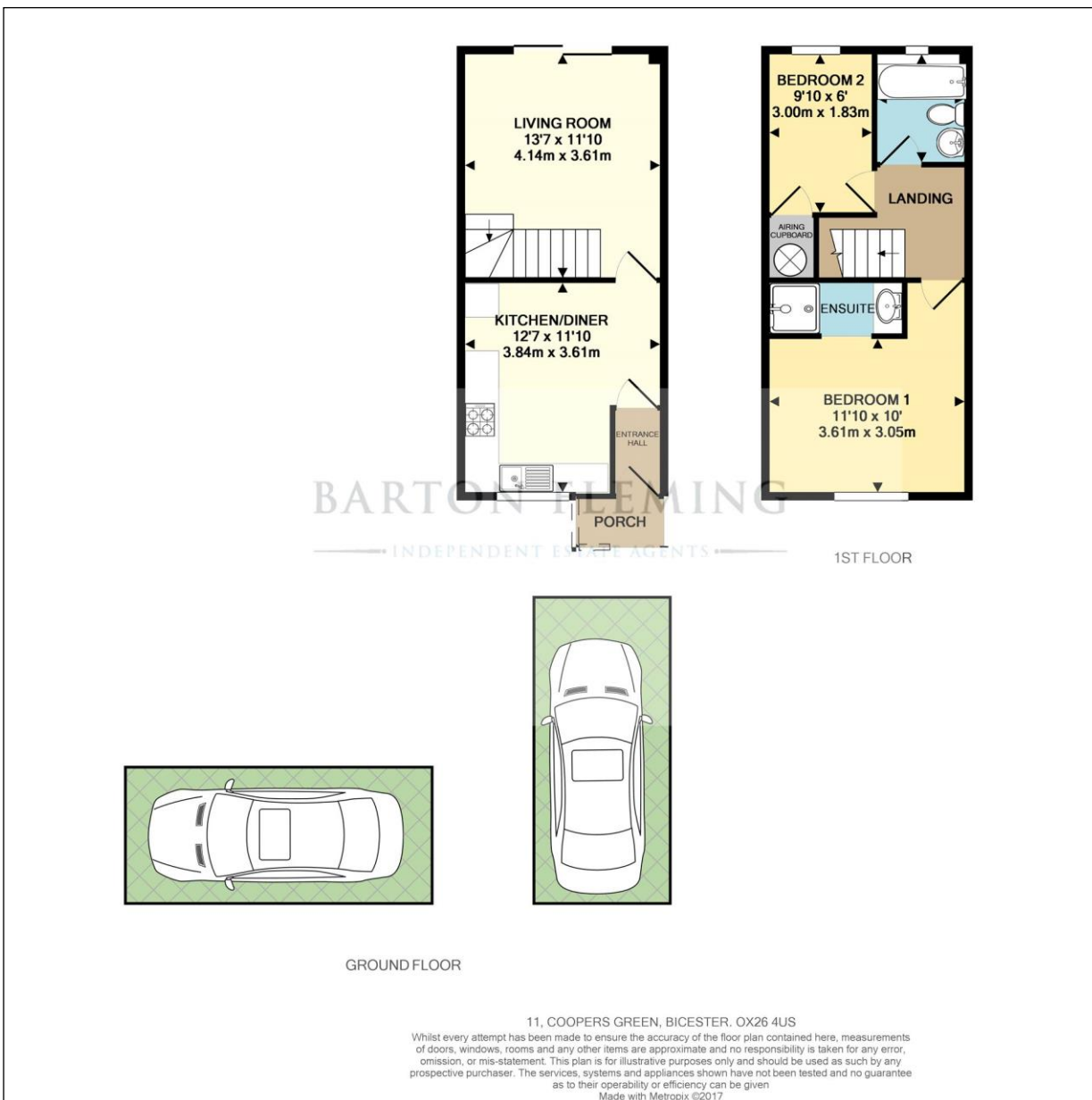
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