

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



35 Mullein Road, Bicester, Oxfordshire. OX26 3WF

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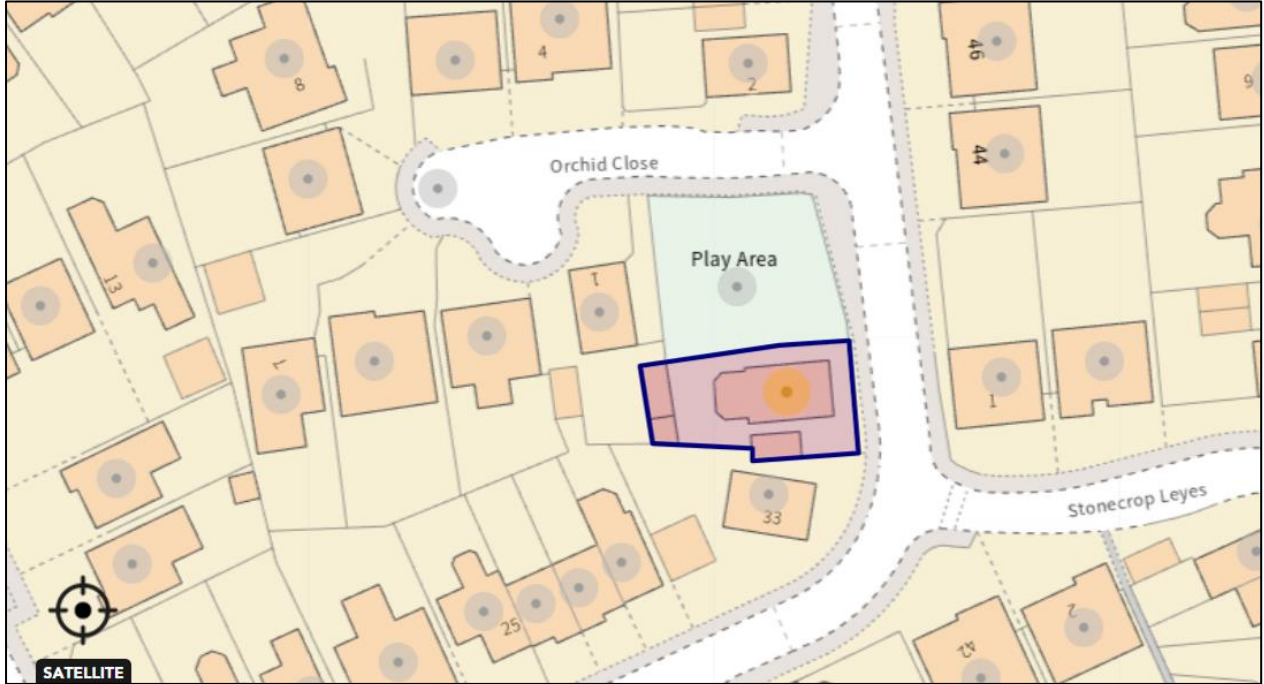
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

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**Four Bedroom Detached House with Cloakroom, Study,
Living Room, Dining Room, Kitchen and Utility Room,
Conservatory, Bathroom and En-Suite,
Garage and Driveway Parking and Front and Rear Gardens**

FREEHOLD

£ 550,000

- ❖ Entrance Hall and Cloakroom
- ❖ Three Reception Rooms
- ❖ Kitchen and Utility Room
- ❖ Conservatory
- ❖ Landing
- ❖ Four Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Garage and Driveway Parking
- ❖ Front and Rear Gardens
- ❖ Close to Local Amenities

VIEWING
APPOINTMENT:

DAY:

TIME:

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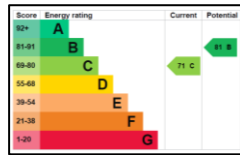
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Key Facts for Buyers:

EPC: Rating of C (71).
Council Tax: Band E
Approx. £2,873 per annum.



Ground Floor:

OPEN PORCH:

Post box, outside gas and electric meter boxes, part-glazed security front door, quarry tiled step.

ENTRANCE HALL:

Coving, laminate flooring, radiator, central heating thermostat, understairs cupboard, turning staircase, BT master socket and broadband hub, serviced alarm.

CLOAKROOM: 5'0 x 3'4

Front aspect PVC window, RCD/MCB electricity consumer unit, radiator, strip vinyl flooring, close coupled WC, corner wash hand basin.

STUDY: 8'4 x 7'11

Front aspect PVC bay window, PVC side aspect window, coving, radiator, telephone point.

LIVING ROOM: 13'3 x 12'4

Side aspect PVC window, coving, radiator, gas living flame coal effect fire with marble hearth and surround, wooden mantel over, TV point.

DINING ROOM: 10'4 x 8'6

Front aspect PVC bay window, side aspect glazed door with windows to either side, coving, radiator.

KITCHEN BREAKFAST ROOM: 11'7 x 10'8

Rear aspect PVC window, side aspect PVC French doors to conservatory, "Karndean" flooring, radiator, Granite worksurface. Range of tall base and eye level units, full height fridge, 500mm base unit, 600mm base unit, 600mm base unit, 1½ bowl acrylic "Blanco" sink and waste disposal, space for dishwasher, 500mm base unit, three 600mm base units, 600mm tall unit, double cavity stainless steel and glass fan oven/oven grill, 4-ring stainless steel gas hob and carbon filter extractor canopy.

UTILITY ROOM: 7'1 x 5'3

Rear aspect PVC window, extractor fan, alarm service box, strip vinyl flooring, radiator, matching units and Granite worktop, space for washing machine, space for tumble dryer, wall mounted "Worcester Greenstar Ri" boiler.

CONSERVATORY: 16'4 x 10'8

Brick cavity base, PVC window sections and French doors, polycarbonate roof, "Karndean" flooring, plaster walls, 13amp sockets, wall light point.

First Floor:

LANDING:

Access to loft space (*drop down ladder, part-boarded and shelving, insulation upgrade (300mm), airing cupboard, radiator.*

BATHROOM:

Front aspect PVC window, extractor fan, strip vinyl flooring, radiator, panel enclosed bath with mixer tap, shower attachment, tiled surrounds, pedestal wash hand basin, shaver socket, close coupled WC.

BEDROOM ONE: 10'11 x 10'5

Side aspect PVC window, fitted 5-door wardrobe, radiator, TV point, telephone point.

EN-SUITE: 7'0 x 5'0

Rear aspect PVC window, extractor fan, strip vinyl flooring, radiator, 900mm x 800mm shower enclosure with thermostatic shower, rain head, second hand held head, pedestal wash hand basin, shaver socket, close coupled WC.

BEDROOM TWO: 11'10 x 10'8

Side aspect PVC window, radiator.

BEDROOM THREE: 11'0 x 10'5

Front aspect PVC window, radiator.

BEDROOM FOUR: 9'3 x 8'0

Front aspect PVC window, radiator, fitted 2-door wardrobe.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

West facing, outside electricity sockets, 40amp hot tub power supply and isolator, external tap and lighting.

GARAGE: 17'11 x 8'11

Up and over door, rear door, light and power, eaves storage, driveway parking.

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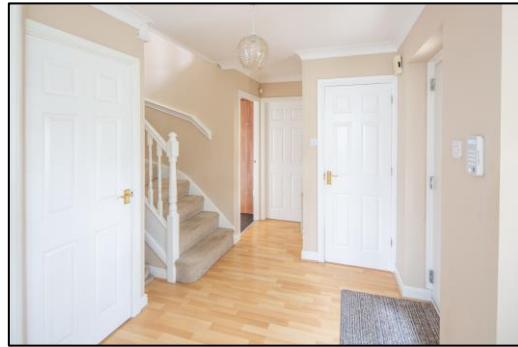
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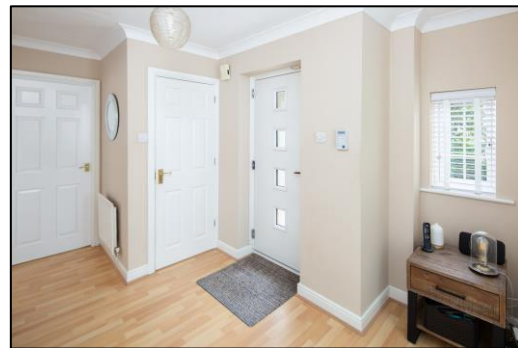
Front/Side View



Entrance Hall



Cloakroom



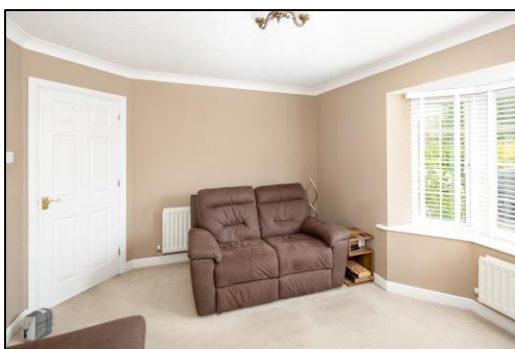
Entrance Hall



Study



Dining Room



Living Room



Living Room

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Kitchen Breakfast Room



Kitchen Breakfast Room



Utility Room



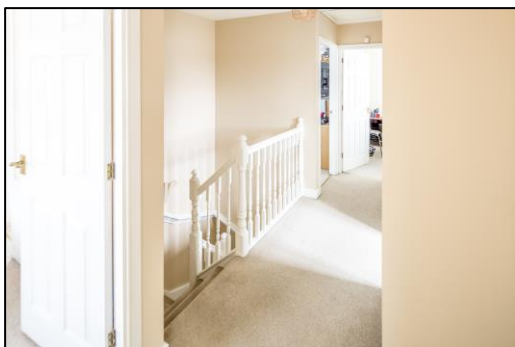
Kitchen Breakfast Room



Conservatory



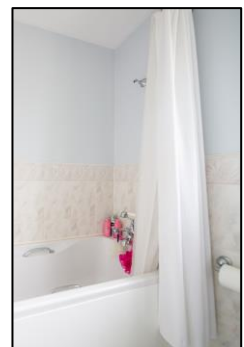
Conservatory



Landing



Bathroom



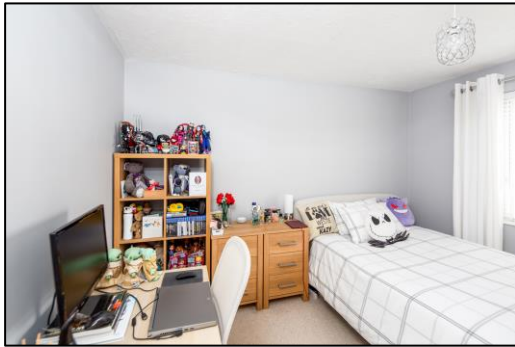
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Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Bedroom Four



Bedroom Four



Bedroom One



Bedroom One

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En-Suite to Bedroom One



Rear Garden



Rear Garden



Rear Garden



Garage and Driveway

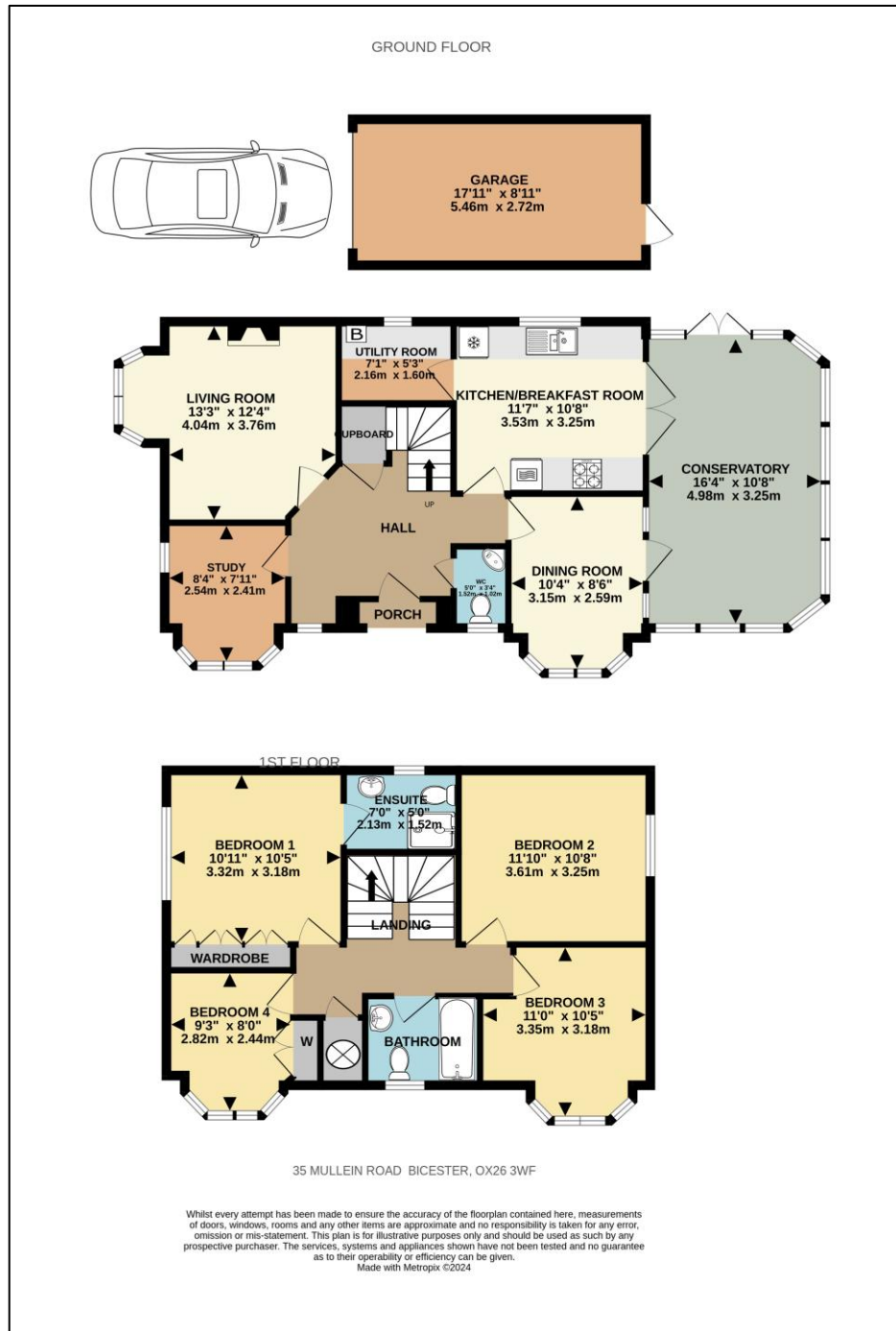
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