

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**13 Redcar Road, Kingsmere,
Bicester, Oxfordshire. OX26 1BQ**

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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

13 Redcar Road, Bicester, Oxon. OX26 1BQ



Three Bedroom Semi-Detached with a deep hall and over-sized cloakroom which could double up as utility space, good sized garden and parking to the front for a couple of cars.

44% Equity Share (leasehold)

£ 160,600

- ❖ Pitched Open Porch
- ❖ 12Ft deep Entrance Hall
- ❖ 4'7 (1.4m) wide Cloakroom
- ❖ Lounge-Diner
- ❖ Kitchen
- ❖ Landing, Three Bedrooms
- ❖ Open plan front & Enclosed Rear Garden
- ❖ Off-Road Parking for two cars in Tandem
- ❖ Local Amenities
- ❖ Walking Distance of Town & Bicester Village

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of B (83).
Council Tax: Band C
Approx. £2,023.12 per annum.

Shared Ownership

The property is brought to the market as a shared ownership (leasehold) of 44%, through the freeholder, Bromford Housing. The leasehold is for a 125 year lease from 26.01.2017.

The rent payable to Bromford Housing is currently £514.68 per month.

Ground Floor:

PITCHED OPEN PORCH:

Outside courtesy light, post box, outside gas and electricity meter boxes, part glazed security front door to:-

ENTRANCE HALL: 12'5 x 7'0.

Plain plaster ceiling, metal cased RCD/MCB electricity consumer unit, radiator, strip vinyl flooring, under-stairs recess, staircase, central heating thermostat.

CLOAKROOM: 7'0 x 4'7.

Plain plaster ceiling, extractor fan, radiator, sheet vinyl flooring, dual flush close coupled WC, pedestal wash hand basin. *(N.B. with an adjustment to the plumbing and electrics this could also house a washing machine and/or tumble dryer.)*

KITCHEN: 9'6 x 8'6.

Front aspect PVC window, plain plaster ceiling, sheet vinyl flooring, wall unit containing 'Ideal Logic Combi ESP1 30' boiler. Range of tall, base and wall units, roll-edge laminate worktops, laminate upstands, space for fridge/freezer, tall larder unit, 1000mm base, 760mm corner base with 300mm door, stainless steel and glass fan oven-grill, stainless steel 4-ring gas hob, stainless steel splash back, stainless steel extractor hood, 800mm corner base unit with 400mm door, space for washing machine, 600mm base unit, stainless steel 1½ bowl sink, space for dishwasher, 400mm base unit.

LOUNGE-DINER: L-shaped 17'10 narrowing to 9'0 x 16'10 narrowing to 9'7.

Rear aspect PVC window, rear aspect PVC half glazed door, plain plaster ceiling, two radiators.

First Floor:

LANDING:

Plain plaster ceiling, loft hatch, airing cupboard.

BATHROOM: 6'9 x 6'9.

Rear aspect PVC window, plain plaster ceiling, extractor fan, chrome heated towel rail, vinyl flooring, bath with thermostatic shower over, sliding head support, screen, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM ONE: 12'6 x 9'9.

Rear aspect PVC window, plain plaster ceiling, radiator, built-in double wardrobe.

BEDROOM TWO: 13'10 x 7'11.

Front aspect PVC window, plain plaster ceiling, radiator.

BEDROOM THREE: 10'1 narrowing to 6'11 x 8'8.

Front aspect PVC window, plain plaster ceiling, radiator, bulkhead shelf.

Outside:

FRONT: Refer to photo.

PARKING:

To the front for two cars in tandem.

REAR GARDEN: Refer to photos.

Outside light, gate.

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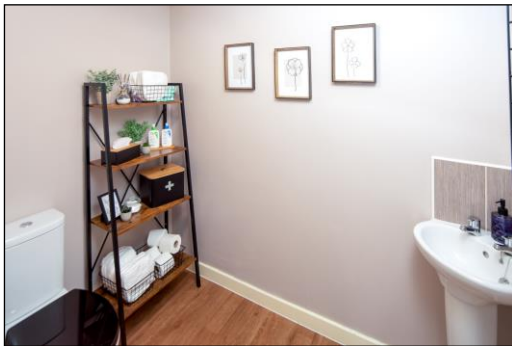
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Front



Hall



Large Cloakroom



Hall



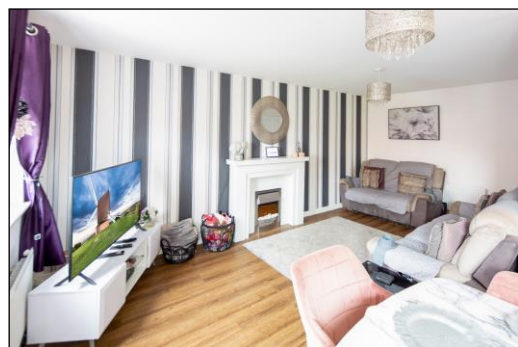
Kitchen



Kitchen



Kitchen



Lounge-Diner

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Lounge-Diner



Lounge-Diner



Landing



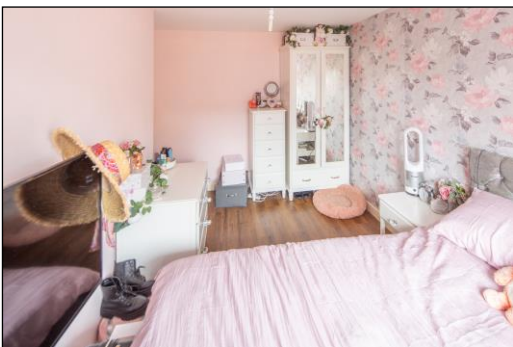
Bedroom One



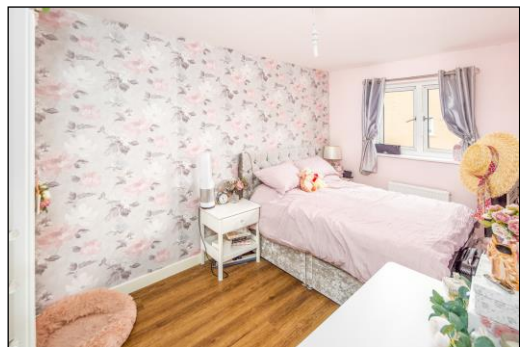
Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

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Bedroom Three



Bedroom Three



Bathroom



Rear Garden



Rear Garden

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

E P C



Rear Garden

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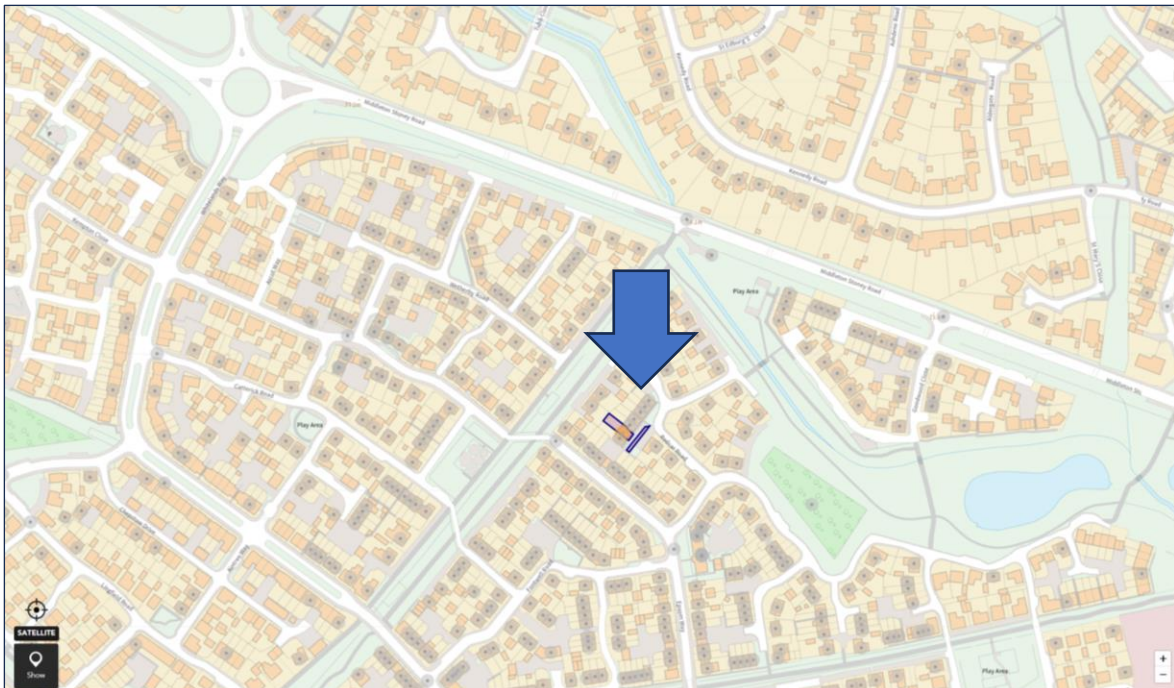
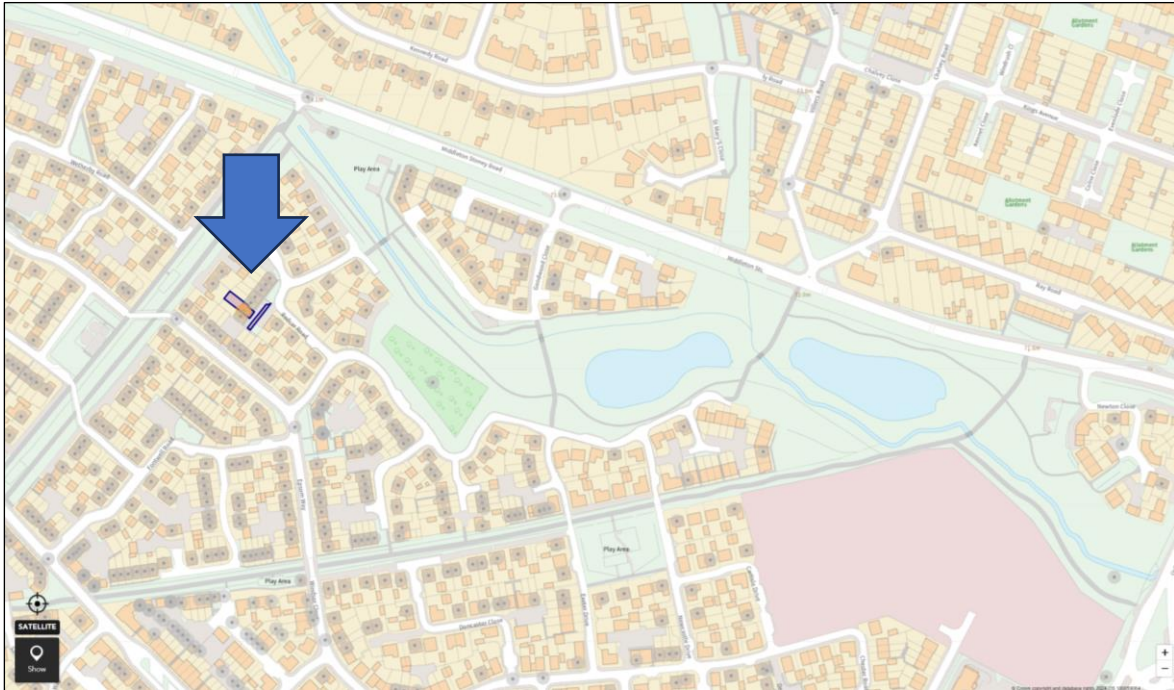
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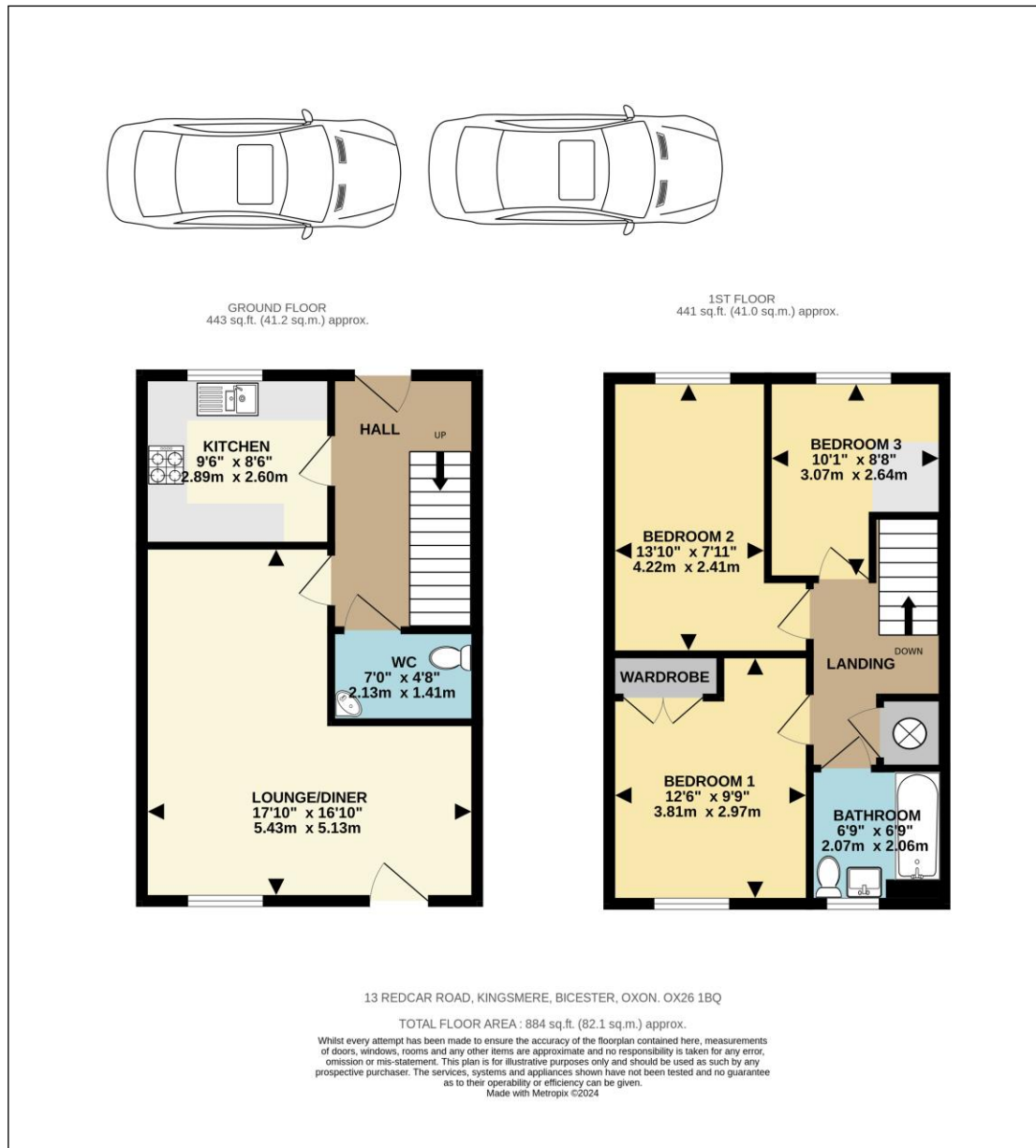
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