

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**5 Hailles Gardens, Bicester, Oxfordshire. OX26 6SN**

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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

## 5 Hailles Gardens, Bicester, Oxfordshire. OX26 6SN



**Three Bedroom End of Terrace House in an Elevated Position,  
Extended with Conservatory and Cloakroom,  
within Walking Distance to Town Centre and Both Train Stations**

**FREEHOLD**

**£ 310,000**

- ❖ Entrance Hall
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Study
- ❖ Cloakroom
- ❖ Conservatory
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom
- ❖ Front and Rear Gardens
- ❖ Walking Distance to Town Centre and Train Stations

VIEWING  
APPOINTMENT:

DAY:

TIME:

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### Key Facts for Buyers:

**EPC:** Rating of D (61).  
**Council Tax:** Band B  
Approx. £1,829 per annum.

### Ground Floor:

#### **SLOPING OPEN PORCH:**

Part glazed security front door to:

#### **ENTRANCE HALL: 11'2 x 5'8**

PVC windows either side of front door, plain plaster ceiling, radiator, "Karndean" flooring, understairs recess, staircase.

#### **LIVING ROOM: 11'4 x 11'2**

Front aspect PVC window, plain plaster ceiling, picture rail, radiator, "Karndean" flooring, wood burner.

#### **KITCHEN DINER: 12'4 extending to 15'5 x 11'2**

Rear aspect half glazed PVC door and adjacent window, plain plaster ceiling, picture rail, vertical radiator, "Karndean" flooring, built-in larder housing "Worcester" boiler. Range of base units, bamboo worksurfaces, tiled surrounds, space for upright fridge freezer, 800mm base unit, 800mm base unit, 400mm base unit, 400mm base unit, space for washing machine, 800mm base unit, fan oven/grill, 4-ring ceramic hob, stainless steel extractor fan, 500mm drawers.

#### **STUDY: 6'1 x 4'6**

Rear aspect PVC window, radiator, "Karndean" flooring.

#### **CONSERVATORY: 12'10 x 7'11**

Glass sloping roof, plaster walls, pair of patio doors, radiator, "Karndean" flooring.

#### **CLOAKROOM: 7'8 x 4'1**

Plain plaster ceiling, dual flush close coupled WC, wash hand basin, "Karndean" flooring, chrome heated towel rail.

### First Floor:

#### **LANDING:**

Side aspect secondary glazed window, access to loft space.

#### **BATHROOM: 5'9 extending to 6'0 x 6'6**

Front aspect PVC window, extractor fan, strip laid vinyl flooring, radiator, panel enclosed bath with mixer tap, shower attachment, rail and curtain, sliding head support, pedestal wash hand basin, close coupled WC.

#### **BEDROOM ONE: 11'5 x 10'5**

Front aspect PVC window, radiator.

#### **BEDROOM TWO: 11'2 x 8'8**

Rear aspect PVC window, radiator.

#### **BEDROOM THREE: 8'3 x 8'2**

Rear aspect PVC window, radiator.

### Outside:

#### **FRONT GARDEN: refer to photograph**

Gate.

#### **REAR GARDEN: refer to photographs**

Deck.



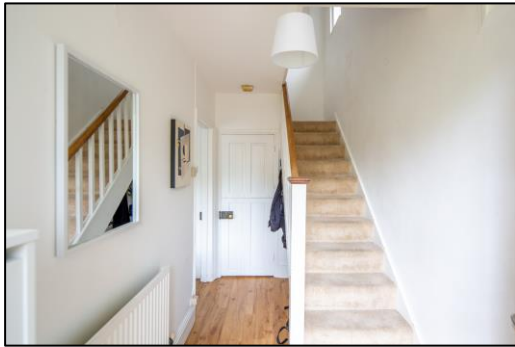
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Entrance Hall



Entrance Hall



Living Room



Living Room



Study



Kitchen



Kitchen

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Kitchen



Kitchen



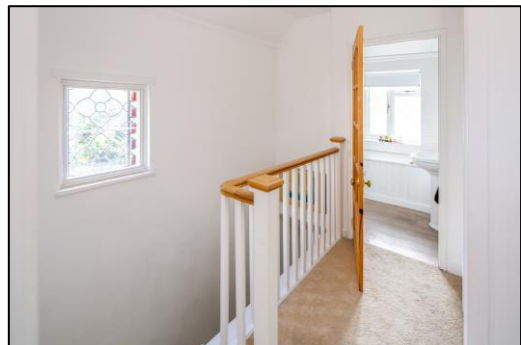
Conservatory



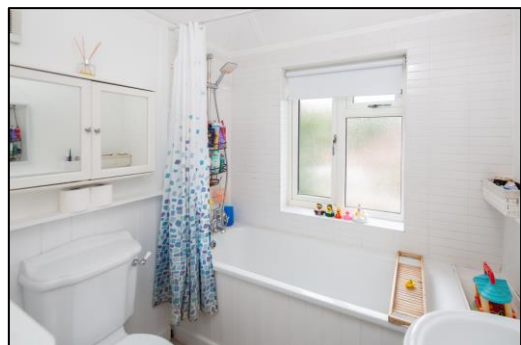
Conservatory



Cloakroom



Landing



Bathroom



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Bedroom One



Bedroom One



Bedroom One



Bedroom Three



Bedroom Two



Bedroom Two



Rear Garden



Rear Garden



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Rear Garden



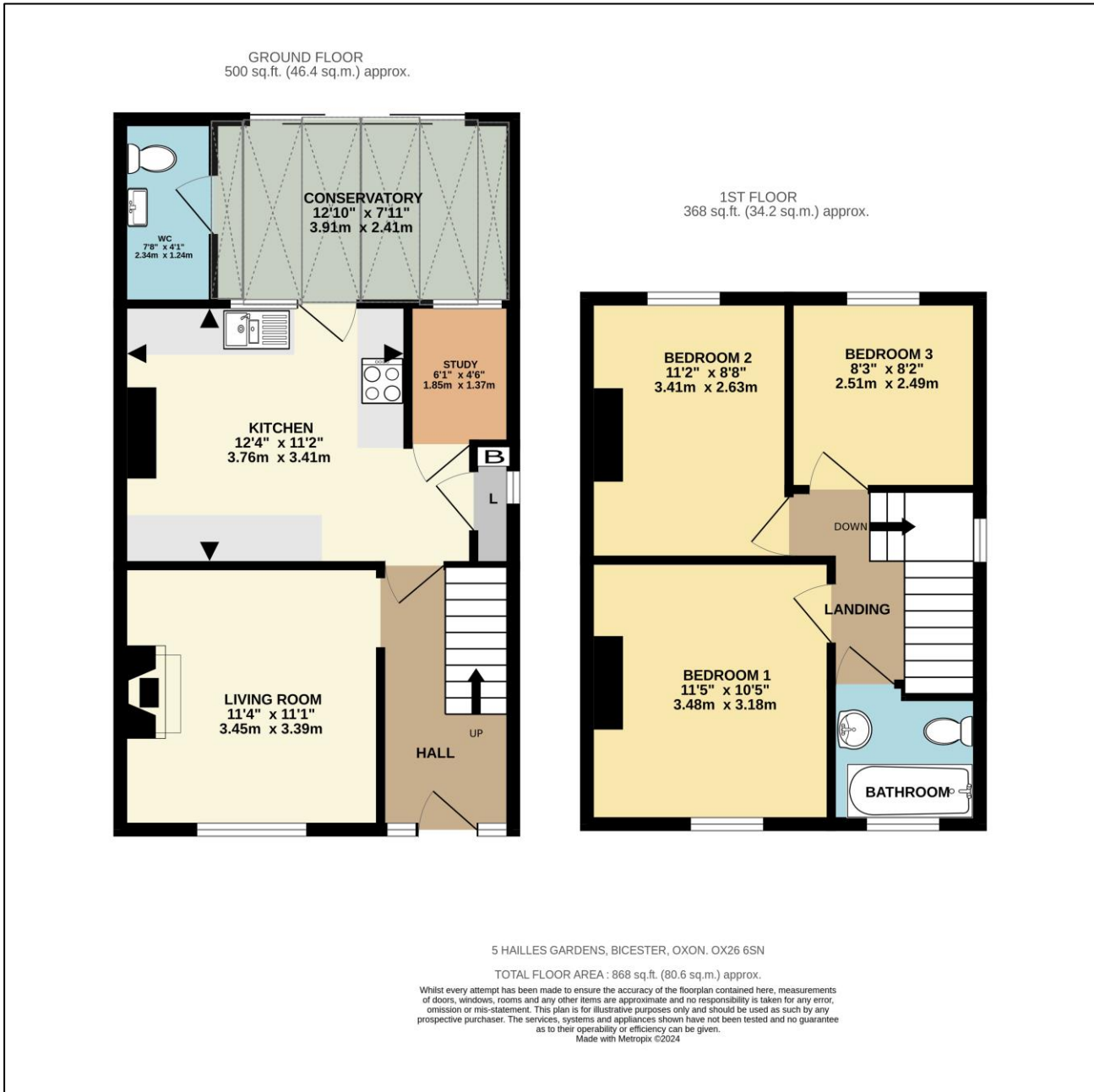
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