

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



32 Truemper Grove, Caversfield, Bicester, OX27 8FD

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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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Two Bedroom Semi-Detached House with Cloakroom, Kitchen, Living Room, Family Area, Dining Room Extension, Bathroom and En-Suite Shower Room, Front and Rear Gardens, Garage and Driveway Parking

FREEHOLD

Offers in Excess of: £ 375,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Kitchen
- ❖ Living Room open plan to Family Area
- ❖ Dining Room Extension
- ❖ Landing
- ❖ Two Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Garage and Driveway Parking

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating B (85)
Council Tax: Band C
Approx. £2,090 per annum.

Ground Floor:

SLOPING OPEN PORCH:

Outside courtesy light, part leaded light glazed PVC front door to:

ENTRANCE HALL: 13'5 x 7'2.

Coving, downlighting, luxury strip laid vinyl flooring, radiator, staircase, understairs recess.

CLOAKROOM: 61 x 3'0.

Front aspect PVC window, RCD/MCB electricity consumer unit, heated towel rail, corner wash hand basin and cupboard under, dual flush close coupled WC.

KITCHEN: 10'10 x 10'6.

Rear aspect PVC window, coving, downlighting, luxury strip laid vinyl flooring, door to garage. Range of base and eye level units, square edge laminate worksurfaces, laminate upstands, 4-ring induction hob, ceramic splashback, slanted extractor, 900mm base unit, 500mm base unit, integrated dishwasher, 600mm base unit, 1½ bowl stainless steel sink, 300mm drawers, 200mm base unit, 400mm tall slide out larder unit, double cavity fan oven/oven grill/combi microwave, full height integrated fridge, 400mm tall slide out larder unit, central island with 600mm drawers, 400mm base unit. Open Plan to:-

FAMILY AREA: 11'0 x 9'5.

Open plan to kitchen, dining room & living room.

LIVING ROOM: 13'6 x 12'8.

Front aspect PVC window, luxury strip laid vinyl flooring, radiator, TV point and satellite lead.

DINING ROOM EXTENSION: 10'10 x 9'8.

Rear aspect PVC window, side aspect PVC French doors, coving, luxury strip laid vinyl flooring, radiator.

First Floor:

LANDING:

Side aspect PVC window, access to loft space, airing cupboard.

BATHROOM: 9'2 x 6'0.

Rear aspect PVC window, plain plaster ceiling, downlighting, laminate flooring, heated towel rail, 'P' shaped bath with mixer tap, thermostatic shower, rain head and second hand-held head, sliding head support, screen, concealed cistern dual flush WC, inset oval wash hand basin and built-in furniture (*refer to photograph*).

BEDROOM ONE: 17'0 x 11'1.

Two front aspect PVC windows, radiator.

EN-SUITE: 6'4 x 2'11.

Plain plaster ceiling, downlighting, luxury strip laid vinyl flooring, chrome heated towel rail, WC/wash hand basin combi, 900mm x 800mm shower enclosure with rain head and second hand-held head.

BEDROOM TWO: 13'2 x 10'7.

Rear aspect PVC window, coving, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Tiled patio, outside tap.

SHED: 6'7 x 4'7.

Brick build shed, light and power, eaves storage.

GARAGE: 19'3 x 8'2.

Up and over door, rear half glazed security door to garden, eaves storage, wall mounted "Ideal Logic + combi 30" boiler, light and power.

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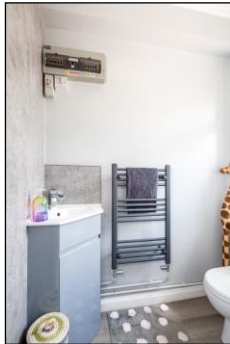
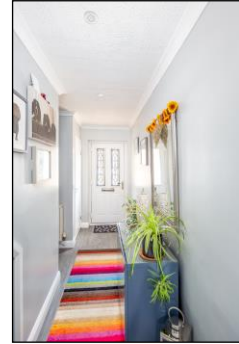
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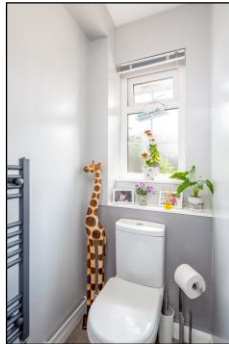
Front



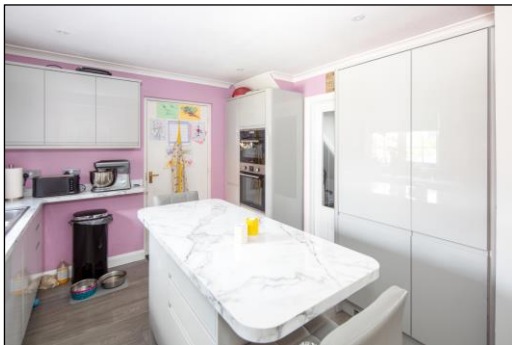
Porch & Hall



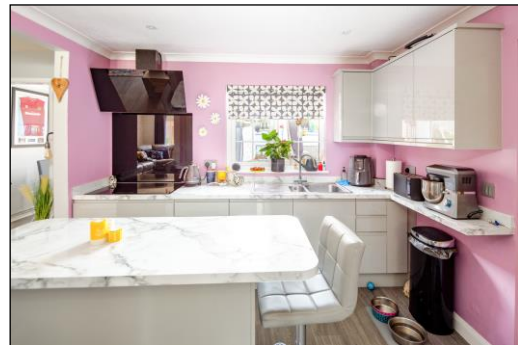
Cloakroom



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Family Area



Dining Room Extension

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Living Room



Living Room



Bathroom



Bathroom



Bedroom Two



Bedroom Two

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Bedroom One



Bedroom One



Bedroom One



Rear Garden



Rear Garden

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Space for Notes:

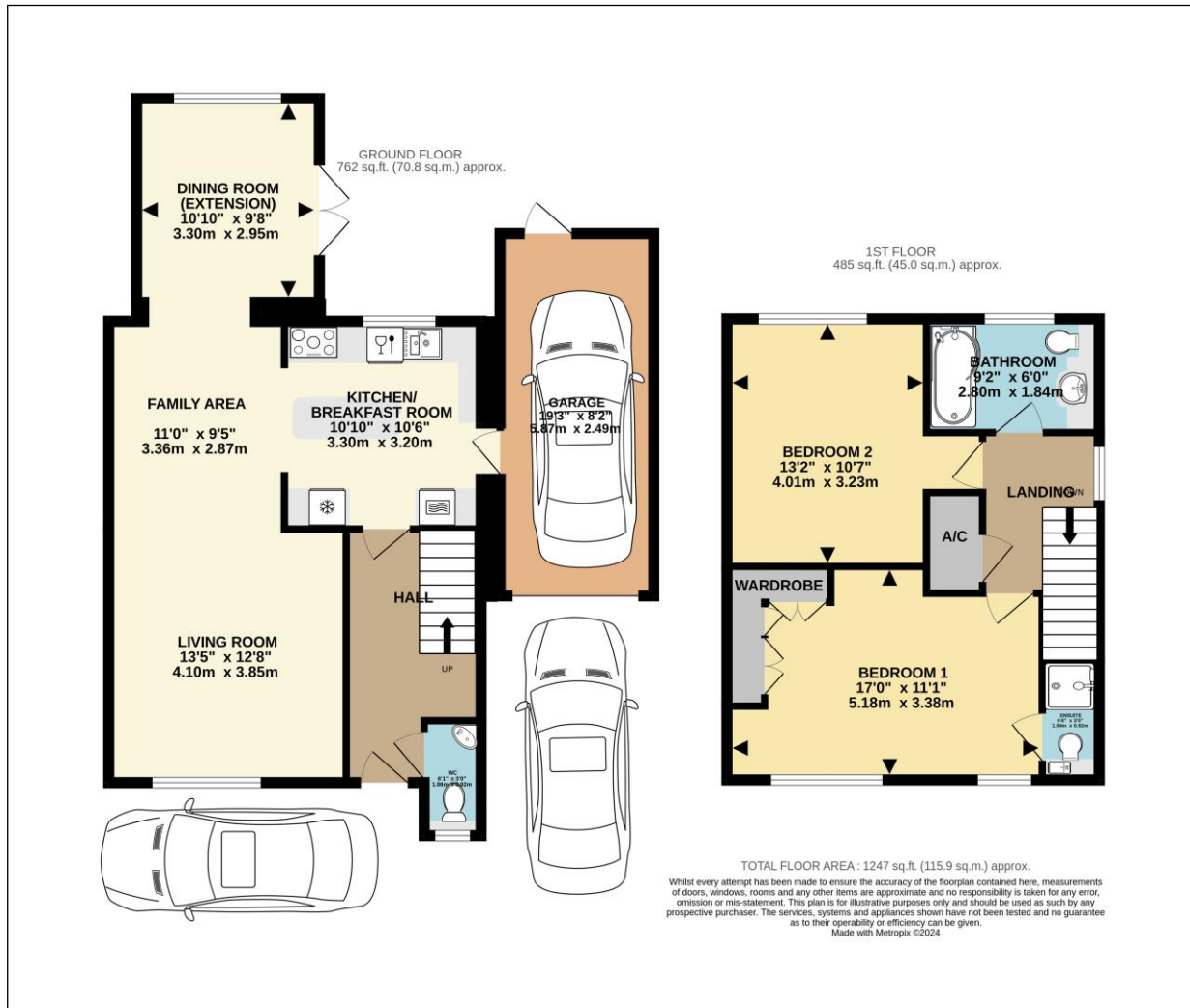
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