

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**50 Avocet Way, Bicester, Oxfordshire. OX26 6YP**

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Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**50 Avocet Way, Bicester, Oxfordshire. OX26 6YP**



**Two Bedroom Terraced House with Kitchen, Lounge Diner, Bathroom, Front and Rear Gardens and Allocated Parking Spaces.**

**FREEHOLD**

**£ 275,000**

- ❖ Entrance Hall
- ❖ Kitchen
- ❖ Lounge Diner
- ❖ Landing with Two Bedrooms
- ❖ Bathroom
- ❖ Replacement Boiler (*June 2024*)
- ❖ Front and Rear Gardens
- ❖ Allocated Parking Spaces
- ❖ Close to Local Amenities
- ❖ Walking Distance to Bicester Village and Station

VIEWING  
APPOINTMENT:

DAY:

TIME:

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### Key Facts for Buyers:

**EPC:** Current Rating of C (74)  
**Council Tax:** Band C  
Approx. £2,090 per annum.

### Ground Floor:

Outside courtesy light, outside gas and electric meter boxes, part glazed PVC front door to:

#### **ENTRANCE HALL: 7'10 x 3'9**

RCD/MCB electricity consumer unit, radiator, laminate floor, central heating thermostat, telephone point.

#### **KITCHEN: 7'11 x 7'10**

Front aspect PVC window, laminate flooring, newly installed wall mounted "Vaillant Eco Fit Pure" boiler (*June 2024*). Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, space for washing machine, 800mm base unit, 1½ bowl acrylic sink, 780mm x 780mm corner unit with 300mm/300mm door, slot-in electric cooker, second 780mm x 780mm corner unit with 300mm/300mm door, 300mm base unit, 600mm space for undercounter fridge, 500mm tall unit.

#### **LOUNGE DINER: 16'8 x 11'10**

Rear aspect PVC sliding patio door, two radiators, laminate flooring, TV socket.

### First Floor:

#### **LANDING:**

Access to loft space.

#### **BATHROOM:**

Front aspect PVC window, ceramic tiled floor, radiator, panel enclosed bath with mixer tap shower attachment, sliding head support, rail and curtain, dual flush close coupled WC, pedestal wash hand basin, light and shaver socket.

#### **BEDROOM ONE: 11'10 extending to 13'2 x 8'8 widening to 9'9 plus wardrobe**

Rear aspect PVC window, radiator, built-in 2-door wardrobe with overhead locker.

#### **BEDROOM TWO: 10'6 plus wardrobe/airing cupboard x 6'11 narrowing to 5'7**

Front aspect PVC window, radiator, airing cupboard/wardrobe.

### Outside:

**FRONT GARDEN:** refer to photograph

**REAR GARDEN:** refer to photograph

#### **PARKING:**

Allocated parking space (*refer to Land Registry plan*).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

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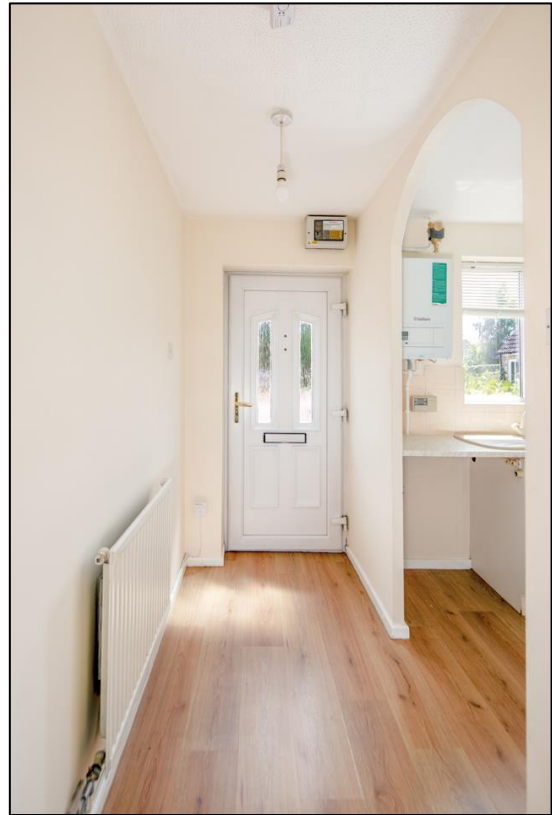
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Front Door



Entrance Hall



Kitchen



Kitchen



Kitchen



Lounge Diner

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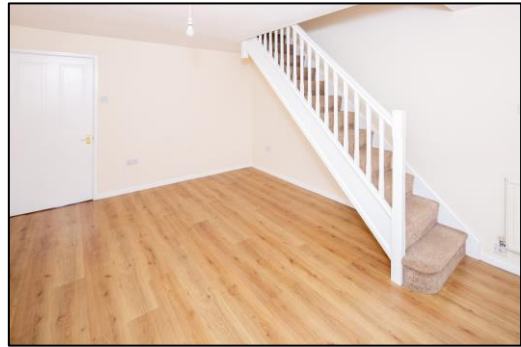
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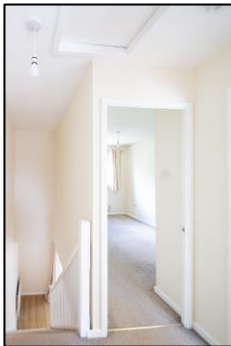
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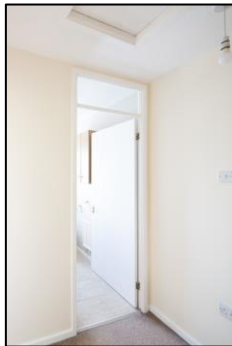
Lounge Diner



Lounge Diner



Landing



Bedroom One



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

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Bathroom



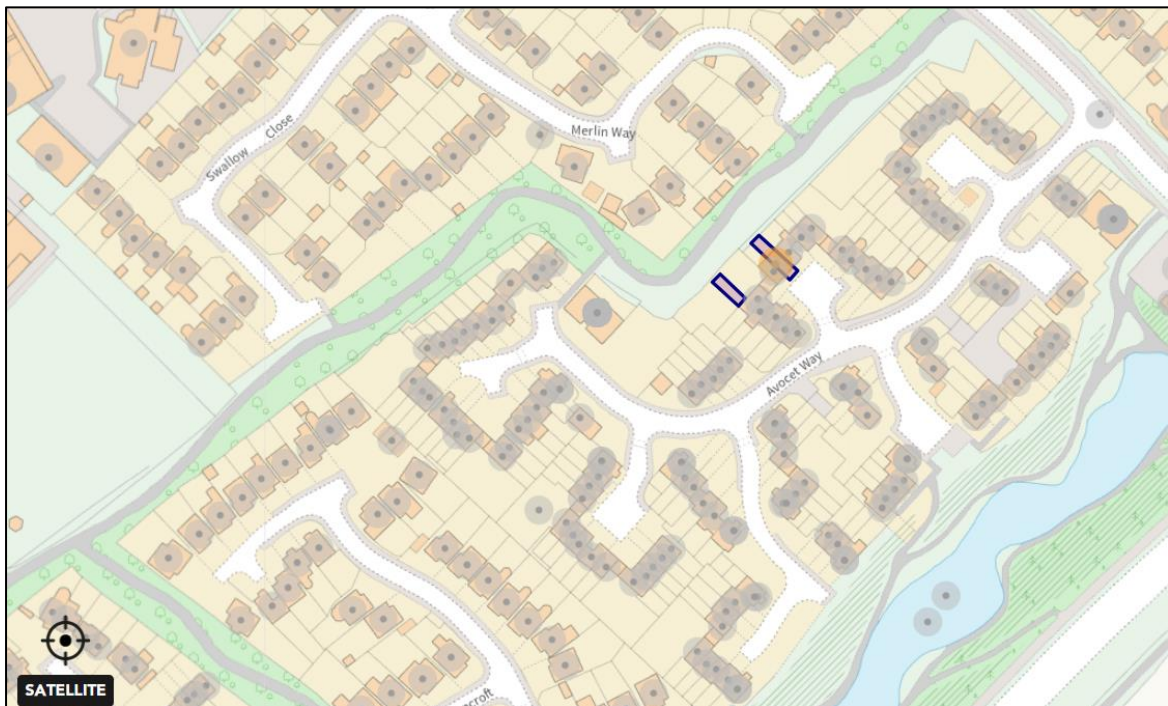
Bathroom



Rear Garden



Rear Garden



Land Registry Plan

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**Space for Notes:**

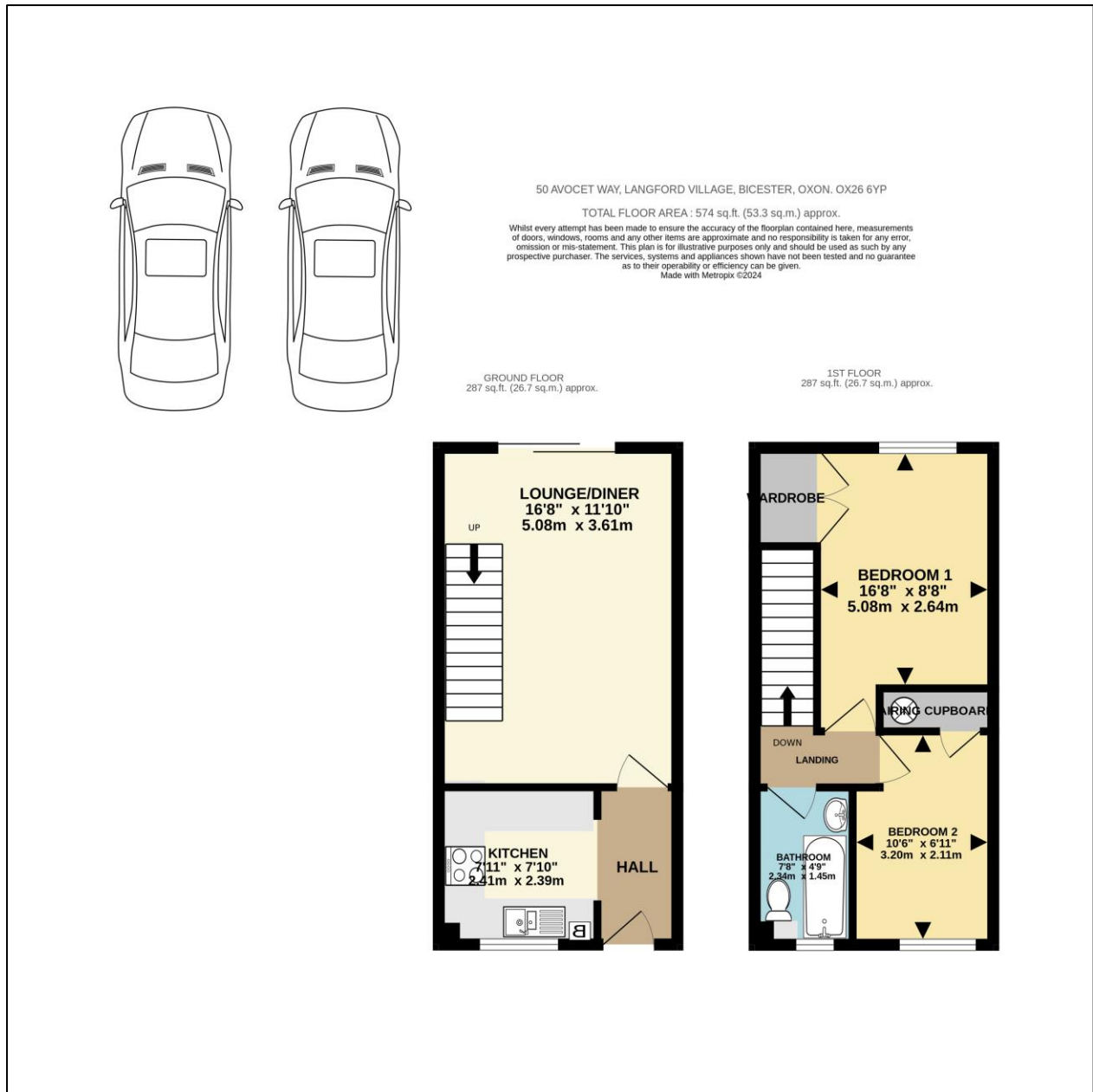
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