

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



25 Robins Way, Bicester, Oxfordshire. OX26 6XJ

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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

25 Robins Way, Bicester, Oxfordshire. OX26 6XJ



Three Bedroom Link Detached House with Garage Conversion, Cloakroom, Living Room, Kitchen Breakfast Room, Conservatory, Dining Room, Bathroom and En-Suite, Front and Rear Gardens, Parking for Up to 3 Cars.

FREEHOLD

£ 435,000

- ❖ Entrance Hall and Cloakroom
- ❖ Living Room
- ❖ Kitchen Breakfast Room
- ❖ Conservatory
- ❖ Dining Room (from garage conversion)
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Driveway Parking for Up to Three Cars

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating C (72)
Council Tax: Band D
Approx. £2,351 per annum.

Ground Floor:

PITCHED OPEN PORCH CANOPY:
Outside courtesy slight, part leaded light glazed PVC front door to:

ENTRANCE HALL: 4'0 x 2'10
Radiator, laminate flooring, staircase, RCD/MCB electricity consumer unit.

CLOAKROOM: 4'0 x 2'10
Front aspect PVC window, chrome heated towel rail, laminate flooring, dual flush close coupled WC, corner wash hand basin with cupboard under.

LIVING ROOM: 16'7 x 13'5
Front aspect PVC window, laminate flooring, radiator, TV point, BT master socket.

KITCHEN BREAKFAST ROOM: 16'5 x 8'11
Rear aspect PVC window, rear aspect PVC sliding patio door, plain plaster ceiling, downlighting, radiator, laminate flooring, understairs cupboard. Range of base and eye level units, mirror fleck Quartz worktop, space for 900mm fridge freezer, 1000mm cutlery and pan drawers, 1000mm corner base unit with 500mm doors, 450mm base unit, stainless steel and glass fan oven/grill, 4-ring induction hob and slanted extractor fan, 900mm x 900mm corner unit with two 350mm doors, 700mm base unit, 1½ bowl "Blanco" sink, space for washing machine, 400mm base unit.

CONSERVATORY: 10'0 x 10'0
Stone cavity base, PVC window sections, glass roof, PVC French doors, slate floor, 13amp power.

DINING ROOM (from garage conversion): 15'5 x 7'10
Front and rear aspect PVC windows, plain plaster ceiling, radiator.

First Floor:

LANDING:
Side aspect PVC window, access to loft space, bulkhead linen cupboard enclosing wall mounted "British Gas" boiler.

BATHROOM: 6'4 x 6'0
Rear aspect PVC window, plain plaster ceiling, extractor fan, chrome heated towel rail, luxury strip laid vinyl flooring, panel enclosed bath with mixer tap, thermostatic shower with rain head, second hand held head, screen, tiled surrounds, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM ONE: 11'5 x 9'6
Front aspect PC window, radiator, built-in two door wardrobe, TV point.

EN-SUITE: 7'7 x 4'9
Side aspect PVC window, plain plaster ceiling, extractor fan, chrome heated towel rail, luxury strip laid vinyl flooring, half tiled walls, 800mm x 800mm shower enclosure, thermostatic shower, fixed rain head, second hand held, sliding head support, dual flush close coupled WC, pedestal wash hand basin.

BEDROOM TWO: 10'4 x 9'4
Rear aspect PVC window, radiator, built-in single wardrobe.

BEDROOM THREE: 7'10 x 6'10
Front aspect PVC window, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs
Side aspect gate, outside tap, outside light, deck.

PARKING:
Driveway parking for two cars in tandem and off-road parking for one car on shingle.

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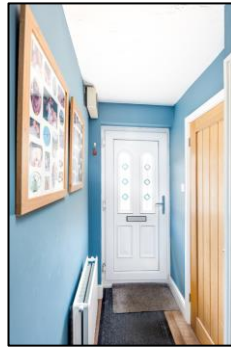
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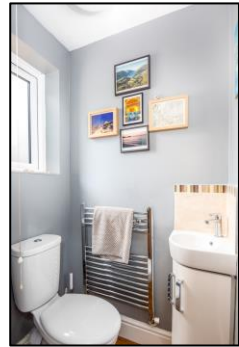
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Front



Entrance Hall and Cloakroom



Living Room



Living Room



Living Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room

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Kitchen Breakfast Room



Conservatory



Dining Room (from garage extension)



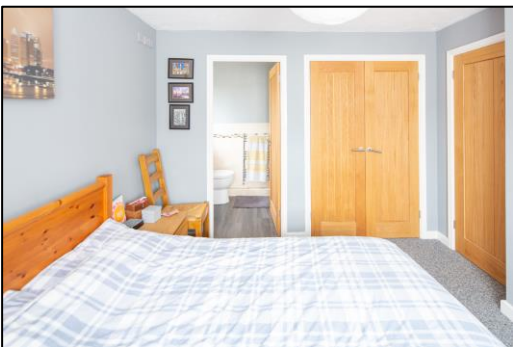
Landing



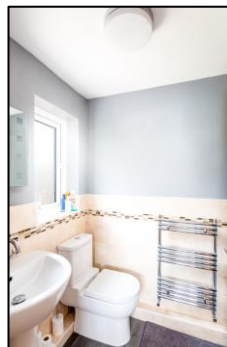
Bedroom One



Bedroom One



Bedroom One



En-Suite to Bedroom One



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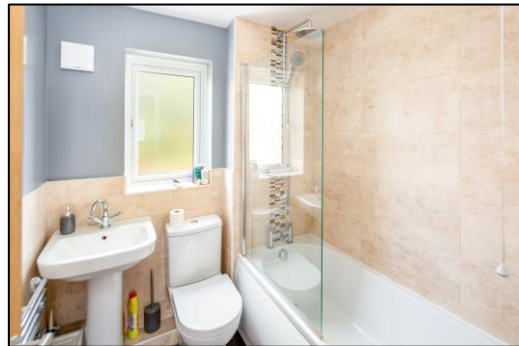
Bedroom Two



Bedroom Two



Bedroom Three



Bathroom



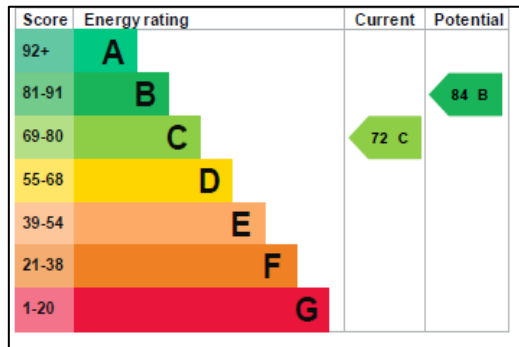
Rear Garden



Rear Garden



Rear Garden



EPC

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Notes for Solicitors:

Original planning application:

[Planning application: 96/00247/REM - Planning register | Planning register | Cherwell District Council](#)

Variation of planning application:

[Planning application: 95/00535/F - Planning register | Planning register | Cherwell District Council](#)

Reserved matters:

[Planning application: 95/01464/REM - Planning register | Planning register | Cherwell District Council](#)

Garage conversion planning application:

[Planning application: 08/01147/F - Planning register | Planning register | Cherwell District Council](#)

Garage conversion:

[Building Control Application: 08/00767/OTHBND - Planning register | Planning register | Cherwell District Council](#)

Installation of replacement doors:

[Building Control Application: 21/06527/CP - Planning register | Planning register | Cherwell District Council](#)

Installation of replacement windows:

[Building Control Application: 20/00490/CP - Planning register | Planning register | Cherwell District Council](#)

Cavity wall insulation:

[Building Control Application: CWI/00003/2011 - Planning register | Planning register | Cherwell District Council](#)

Gas boiler installation:

[Building Control Application: CP/GASAFE/02143/2013 - Planning register | Planning register | Cherwell District Council](#)

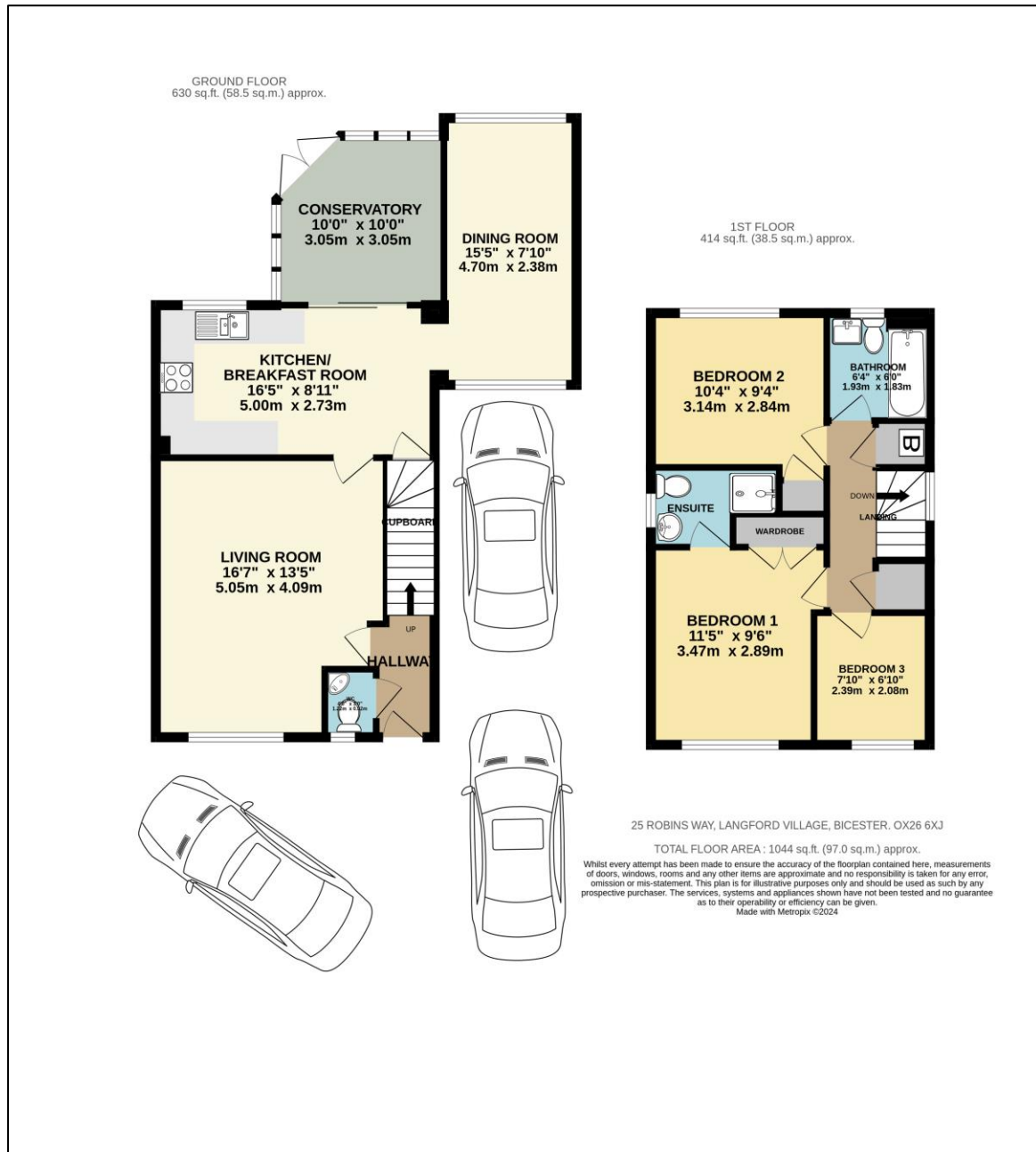
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