

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**4 Battle Close, Bicester, Oxfordshire, OX26 4XQ**

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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

### 4 Battle Close, Bicester, Oxfordshire, OX26 4XQ



**Two Bedroom Terraced with Living Room, Kitchen, Bathroom,  
Front and Rear Gardens, Garage and Driveway Parking**

**FREEHOLD**

**£ 275,000**

- ❖ Entrance Hall
- ❖ Living Room
- ❖ Kitchen
- ❖ Landing
- ❖ Two Bedrooms
- ❖ Bathroom
- ❖ Front and Rear Gardens
- ❖ Garage and Driveway Parking
- ❖ Close to Local Amenities

VIEWING  
APPOINTMENT:

DAY:

TIME:

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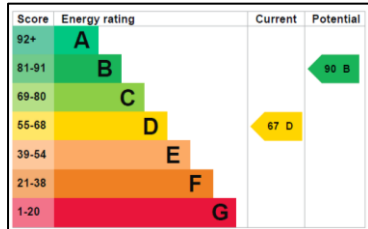
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### Key Facts for Buyers:

**EPC:** Rating of D (67).



**Council Tax:** Band B  
Approx. £1,829 per annum.

### Ground Floor:

Half-glazed PVC front door to:

#### **ENTRANCE HALL:**

Front aspect PVC window on staircase, radiator.

#### **LIVING ROOM: 14'0 x 10'3**

Rear aspect French doors, coving, understairs cupboard, radiator, four wall light points.

#### **KITCHEN: 8'10 x 8'0**

Rear aspect PVC window, plain plaster ceiling, ceramic tiled floor, vertical radiator. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, space for washing machine, 500mm base unit, 1000mm corner base unit with 500mm door, space for 550mm cooker, extractor hood, 1000mm base unit, 500mm base unit, space for upright fridge freezer.

### First Floor:

#### **LANDING:**

Access to loft space, airing cupboard.

#### **BATHROOM: 6'6 x 6'0**

Rear aspect PVC window, radiator, vinyl flooring, panel enclosed bath with mixer tap, "Triton Enrich" electric power shower, sliding head support, screen, close coupled WC, pedestal wash hand basin, half tiled walls.

#### **BEDROOM ONE: 11'10 x 8'11**

Rear aspect PVC window, radiator.

#### **BEDROOM TWO: 11'10 x 7'11**

Front aspect PVC window, radiator.

### Outside:

**FRONT GARDEN:** refer to photograph Gate.

**REAR GARDEN:** refer to photographs 220<sup>0</sup> magnetic south west, rear access gate.

#### **GARAGE: 16'0 x 8'4**

Up and over door, light and power, RCD/MCB electricity consumer unit, Smart gas meter, "Ideal Classic" boiler. Driveway parking for one car.

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Living Room



Living Room



Kitchen



Kitchen



Bathroom



Bathroom

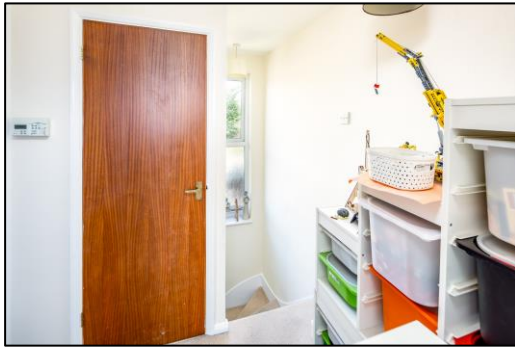
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Landing



Bedroom One



Bedroom Two



Bedroom Two



Rear Garden

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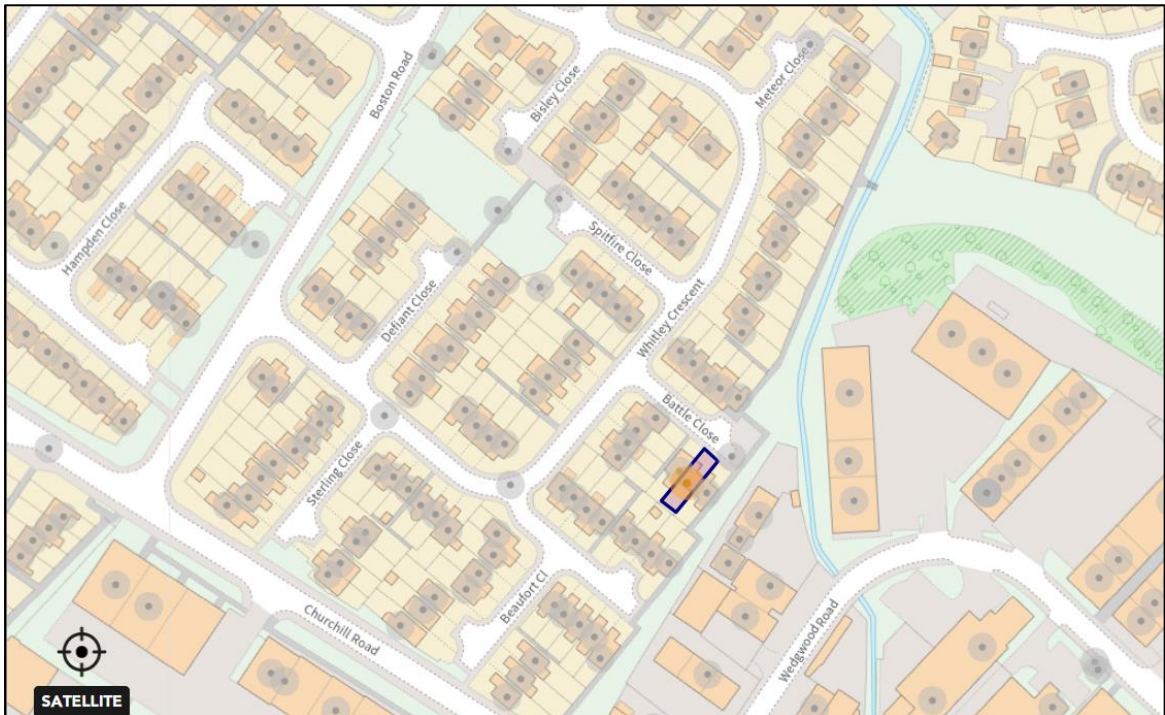
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Rear Garden



Land Registry Plan

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## **Notes for Solicitors:**

Cavity Wall Insulation:

[Building Control Application: CP/CIGA/00060/2015 - Planning register | Planning register | Cherwell District Council](#)

## Building Control Application: CP/CIGA/00060/2015

Back to results

New search

Main Details

Applicant /  
Agents

Plots

Site History

Reference Number

CP/CIGA/00060/2015

Application Type

Cavity Insulation Guarantee Agency Ltd

Status

Building Work Completed

Parish

Bicester

Building Surveyor

Email

Phone

Site Address

4 Battle Close Bicester OX26 4XQ

Description of Works

Install Cavity Wall Insulation

Received Date

27/02/2015

Valid Date

27/02/2015

5 Week Date

03/04/2015

8 Week Date

24/04/2015

Decision

Decision Date

Commencement Date

Completion Date

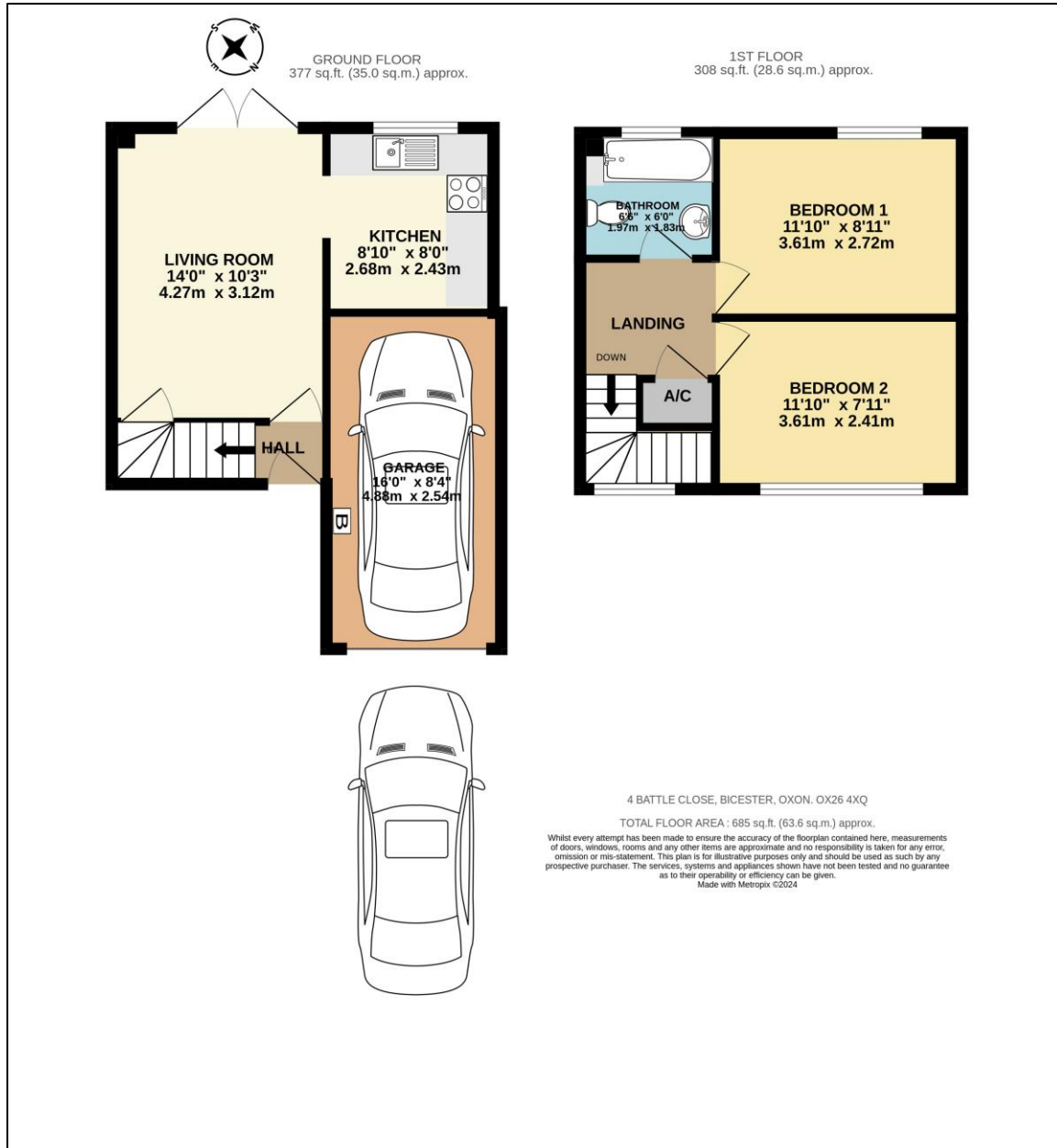
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