

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**88 Spruce Drive, Southwold,  
Bicester, Oxfordshire. OX26 3YN**

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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**

## 88 Spruce Drive, Bicester, Oxon. OX26 3YN



**Good Sized Two Bedroom Over-the-Arch Property  
With spacious entrance hall, re-fitted cloakroom and kitchen-  
diner on the ground floor, good-sized living room, re-fitted  
bathroom & two bedrooms on the first floor. Garden &  
Parking for two cars plus Gas to Radiator Heating.**

**FREEHOLD**

**£ 269,950**

- ❖ Covered Entrance Porch
- ❖ Spacious Entrance Hall
- ❖ Re-fitted Cloakroom
- ❖ Kitchen Diner
- ❖ Landing
- ❖ Living Room
- ❖ Re-fitted Bathroom
- ❖ Two Bedrooms (One double, one single)
- ❖ Rear Garden, Parking for two cars in tandem
- ❖ Gas to Radiator Heating served by a Vaillant Boiler

VIEWING  
APPOINTMENT:

DAY:

TIME:

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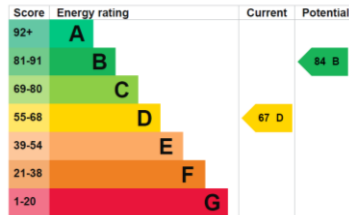
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### Key Facts for Buyers:

**Title:** Freehold without fees,  
No. ON 162903

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



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

### Ground Floor:

#### **RECESSED PORCH:**

Outside gas and electricity meters, part glazed PVC front door to:

#### **ENTRANCE HALL:**

Front aspect PVC window, laminate flooring, radiator, under-stairs recess, turning staircase.

#### **CLOAKROOM:**

Rear aspect PVC window, RCD/MCB electricity consumer unit, laminate flooring, dual flush close coupled WC, wash hand basin with cupboard under.

#### **KITCHEN-DINER: Irregular shaped room - 14'6 at its deepest x approx. 15'0 wide at its widest and 14'11 along the longest wall.**

Rear aspect half glazed PVC door, rear aspect PVC window, radiator, laminate flooring, space for table & chairs. Range of base and wall units with roll-edge laminate worktops and tiled surrounds, space for washing machine, space for slimline dishwasher, 800mm base figure-of-eight shaped composite sink & drainer, 500mm cutlery & pan drawers, 1000mm corner base with 500mm door, slot-in 4-ring gas cooker, extractor hood, 300mm base unit, space for fridge/freezer.

### First Floor:

#### **LANDING:**

Loft hatch, Oak flooring.

#### **LIVING ROOM: Irregular shaped room - 14'11 along the longest wall and 11'6 along the longer window wall.**

Two rear aspect PVC window, Oak flooring, radiator, built-in cupboard, TV point.

#### **BATHROOM: 6'5 x 5'6.**

Rear aspect PVC window, extractor fan, vinyl flooring, heated towel rail, shower/bath with mixer tap and thermostatic shower over with sliding head support & screen, wash hand basin with cupboard under, dual flush close coupled WC.

#### **BEDROOM ONE: 10'4 x 9'2.**

Rear aspect PVC window, radiator, Oak flooring.

#### **BEDROOM TWO: 13'3 x 5'4 inc. boiler cupboard.**

Front aspect PVC window, radiator, Oak flooring, boiler cupboard enclosing 'Vaillant' boiler.

### Outside:

#### **REAR GARDEN:**

Gate, patio, low level shed.

#### **PARKING:**

Two parking spaces in tandem.

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Front



Rear Elevation



Entrance Hall



Entrance Hall



Entrance Hall



Cloakroom

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Kitchen Diner



Kitchen Diner



Kitchen Diner



Living Room



Living Room



Living Room



Bedroom One



Bedroom Two

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Rain Head Shower over the bath



Bathroom



Rear Graden



Rear Graden



Access to parking under the arch



Parking for two cars in tandem

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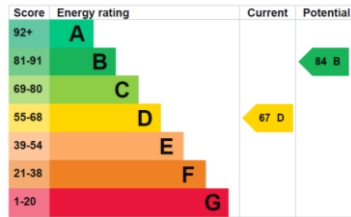
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## **Notes for Solicitors:**

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Link to EPC:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8990-8691-0129-4327-4233>

## **Cherwell District Council Planning/Building Control:**

Full Plans – Other Works

<https://planningregister.cherwell.gov.uk/BuildingControl/Display/92/10536/OTHP>

Installation of Gas Boiler

<https://planningregister.cherwell.gov.uk/BuildingControl/Display/CP/GASAFE/03097/2013>

8 Window & 2 doors installed 9-7-2012

[Building Control Application: CP/FENSA/02792/2015 - Planning register | Planning register | Cherwell District Council](#)

Link to Order FENSA copy certificate:

<https://forms.fensa.org.uk/fensa-certificate/SearchByPostcode/>

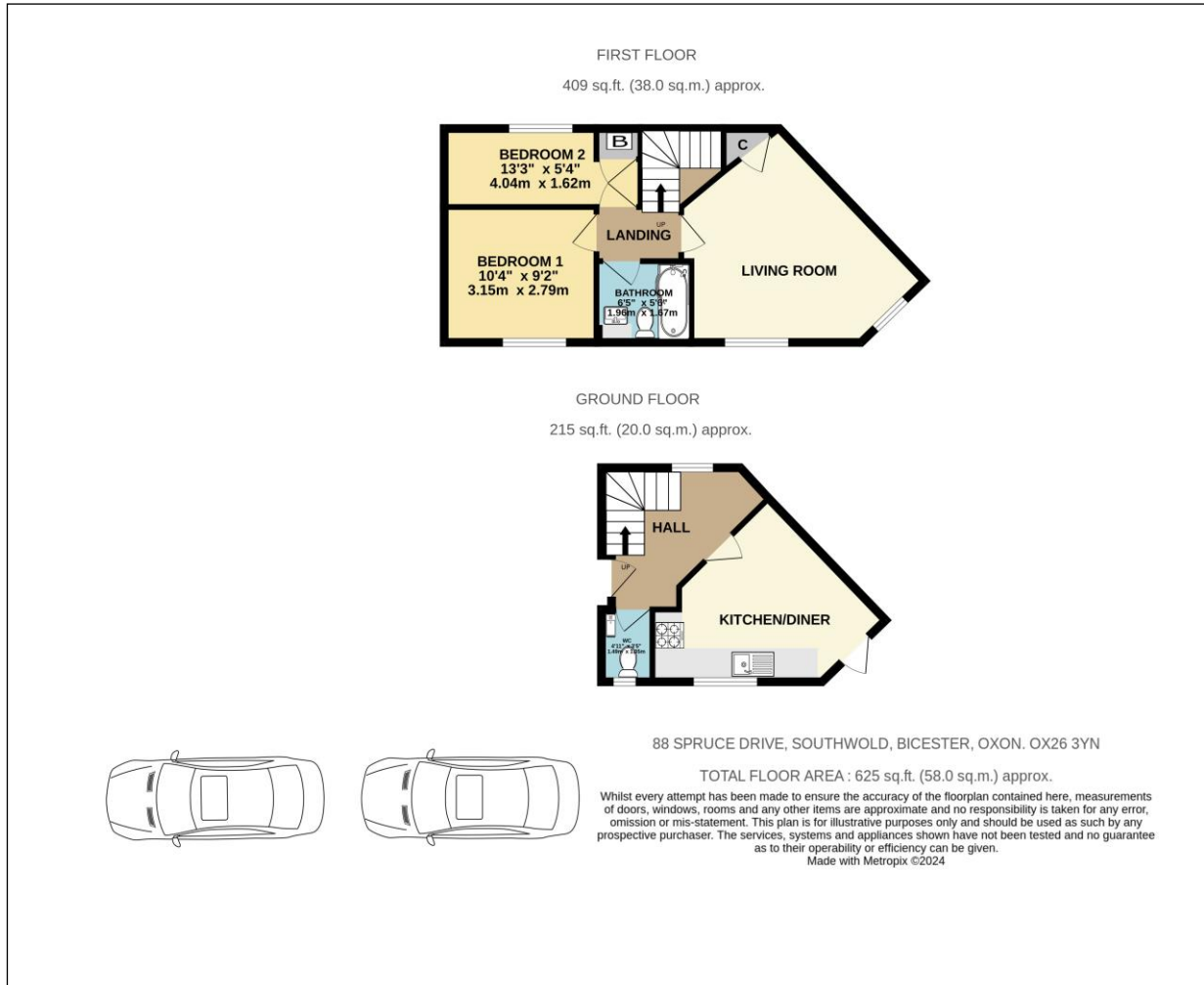
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