

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



13 St Peter's Crecent, Bicester, Oxfordshire. OX26 4XA

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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

13 St Peter's Crecent, Bicester, Oxfordshire. OX26 4XA



Three Bedroom Detached Bungalow with Cloakroom, Living Room, Open Plan Kitchen/Diner/Family Room, Utility Room, Shower Room, Front and Rear Gardens and Driveway Parking for Three Cars.

FREEHOLD

£ 550,000

- ❖ Hall
- ❖ Cloakroom
- ❖ Living Room
- ❖ Open Plan Kitchen/Diner/Family Room
- ❖ Utility Room
- ❖ Three Bedrooms
- ❖ Shower Room
- ❖ Front and Rear Gardens
- ❖ Driveway Parking for Three Cars in Tandem
- ❖ Timber Mobility Scooter Shed

**VIEWING
APPOINTMENT:**

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating C (73).
Council Tax: Band D
Approx. £2,351 per annum.

Bungalow:

Twin outside courtesy lights, part glazed security front door to:

HALL:

Front aspect PVC window adjacent front door, plain plaster ceiling, downlighting, access to loft space (*drop down ladder, hard wired light and power, part-boarded, TV splitter*), radiator, click laminate floor, central heating thermostatic, second radiator.

BEDROOM TWO: 10'2 x 11'3

Front aspect PVC window, plain plaster ceiling, click laminate flooring, 3-door wardrobe, radiator, TV point.

BEDROOM ONE: 13'9 x 11'0

Front aspect PVC window, plain plaster ceiling, click laminate flooring, radiator, TV point.

UTILITY ROOM: 10'2 x 7'1

Side aspect half glazed security stable door, side aspect PVC window, plain plaster ceiling, downlighting, click laminate flooring, electric underfloor heating and control. Range of base and eye level units, Quartz mirror fleck work surface, tiled surrounds, 500mm full height slide out larder, integrated fridge freezer, 600mm base unit, space for tumble dryer, 600mm base unit, three 600mm eye level units with wine rack, 600mm base unit with sink, space for washing machine.

CLOAKROOM: 7'1 x 3'3

Plain plaster ceiling, downlighting, extractor fan, chrome heated towel rail, click laminate flooring, concealed cistern dual flush WC, wash hand basin with drawers under.

BOILER CUPBOARD:

Plain plaster ceiling, downlighting, click laminate flooring, "Ideal Logic Max Combi C24" boiler and system filler.

BEDROOM THREE: 12'4 x 8'8

Side aspect PVC window, plain plaster ceiling, radiator, click laminate flooring.

SHOWER ROOM: 6'10 x 6'10

Side aspect PVC window, plain plaster ceiling, extractor fan, downlighting, electric chrome heated towel rail, click laminate flooring and underfloor electric heating with controls, dual flush close coupled WC, wash hand basin and drawers under, 900mm x 1500mm low entry shower enclosure with thermostatic shower, fixed rain head, second hand held head.

OPEN PLAN KITCHEN/ DINING/ FAMILY ROOM: 22' 7 x 11'8 narrowing to 10'10

Kitchen Area: 10'8 x 11'8 narrowing to 10'10

Rear aspect PVC window, plain plaster ceiling, downlighting, click laminate flooring and underfloor heating and control, TV point, double dimmer switch. Range of tall base and eye level units, Quartz mirror fleck work surfaces and breakfast bar, integrated fridge freezer, 600mm tall unit, stainless steel and glass "Slide and Hide Neff" oven/grill with pan drawers, 300mm wine chiller, 1000mm corner base unit with 500mm door, 1000mm cutlery and pan drawers, "Neff" induction hob, 900mm stainless steel extractor hood, second 1000mm corner base unit with 600mm door, 800mm base unit and undersink drawer, 1½ bowl sink, integrated dishwasher, 300mm deep drawers, third 1000mm corner base unit with 500mm door, 500mm deep drawers, breakfast bar, open plan to:

FAMILY AREA: 11'8 x 10'8

Rear aspect bifold slide 3-panel door to garden, plain plaster ceiling, downlighting, click laminate flooring and underfloor heating and control, two radiators, TV point, dimmer switch, open plan to:

LIVING ROOM: 18'0 x 7'9

Front and rear aspect PVC windows, side aspect PVC window, plain plaster ceiling, downlighting, click laminate flooring, radiator.

Outside:

FRONT GARDEN: refer to photograph

Driveway parking for three cars in tandem.

REAR GARDEN: refer to photographs

8ft x 4ft timber mobility scooter shed, 4ft x 3ft shed, outside light, outside power point, outside tap, patio, North West facing.

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Hall



Hall



Bedroom Two



Bedroom Two



Bedroom Two



Bedroom One



Bedroom One



Bedroom One

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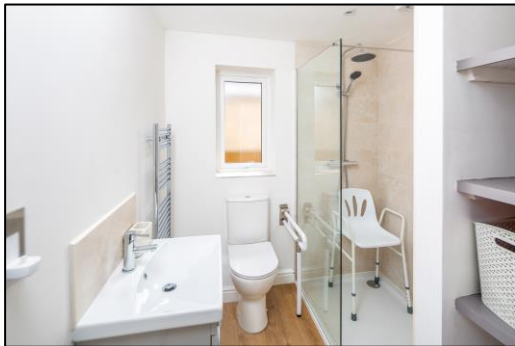
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Cloakroom



Utility Room



Shower Room



Open Plan Kitchen/Dining/Family Room



Kitchen Area



Open Plan Kitchen/Dining/Living Room



Kitchen Area



Kitchen Area

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Kitchen Area



Bi-Fold Doors to Rear Garden



Living Room



Living Room



Rear Garden



Rear Garden



Mobility Scooter Shed



Rear Garden

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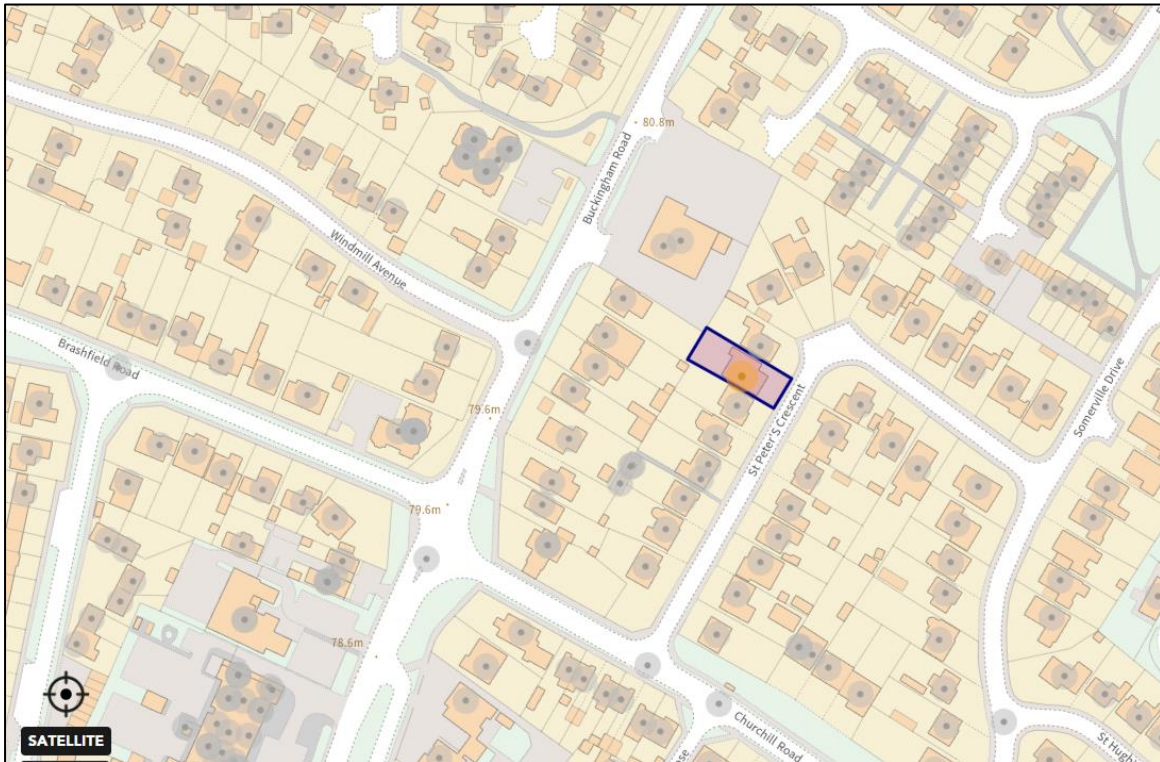
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Rear Garden



Land Registry Plan

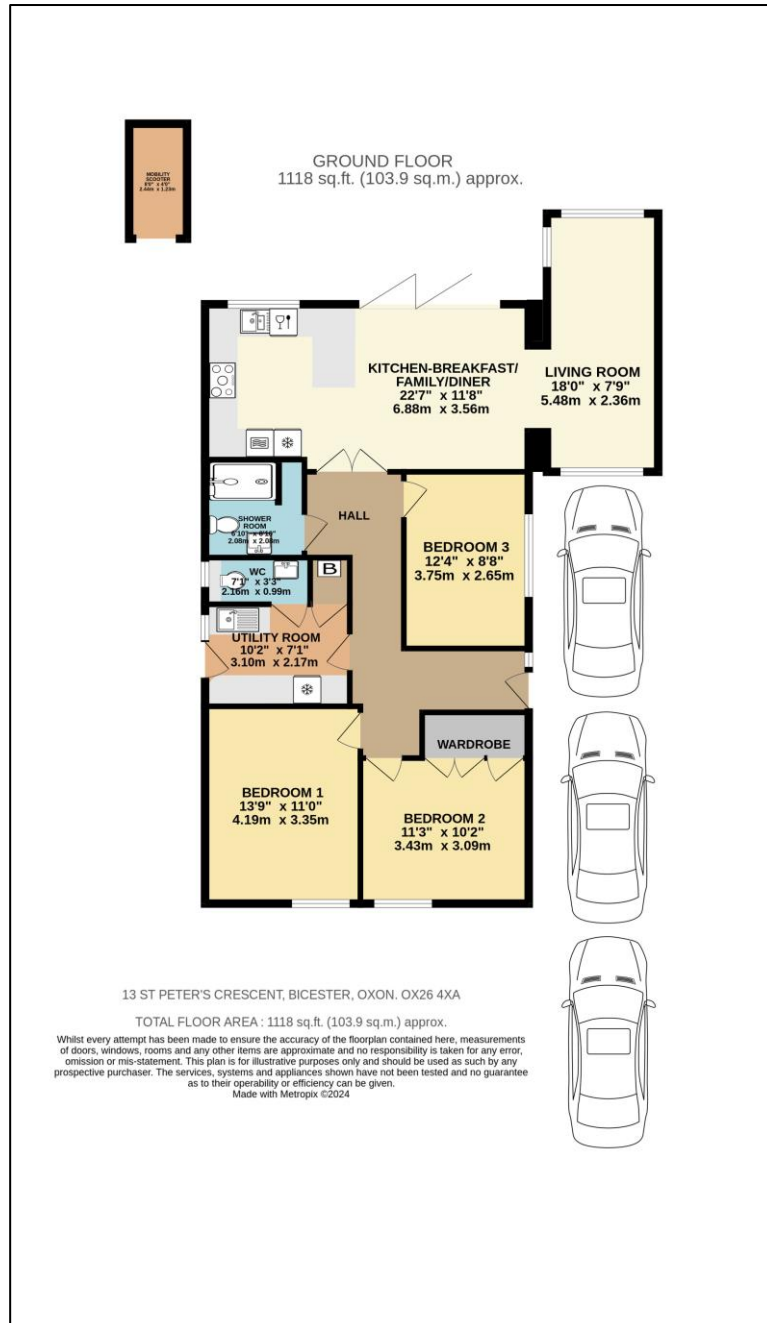
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