

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



22 Blake Road, Bicester, Oxfordshire. OX26 3HG

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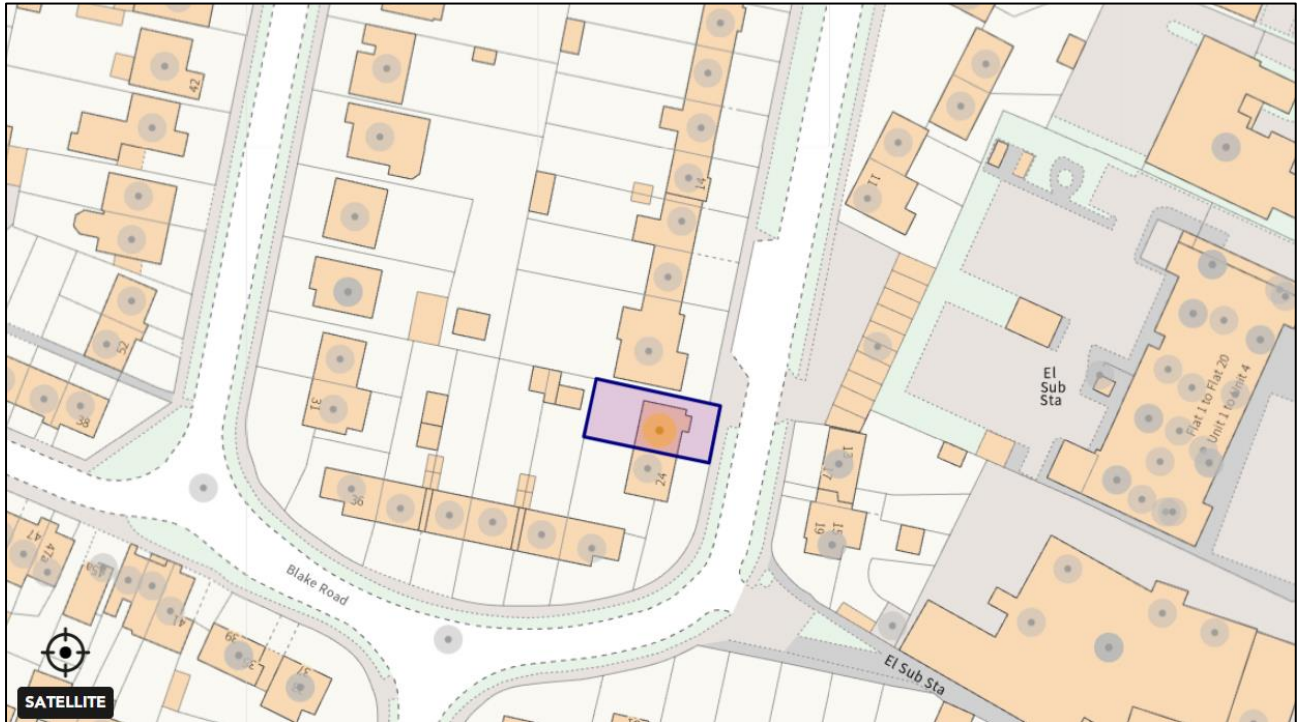
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

22 Blake Road, Bicester, Oxfordshire. OX26 3HG



**Three Bedroom Semi-Detached House with Entrance Porch,
Dining Room, Kitchen, Living Room,
Shower Room and Separate WC, Front and Rear Gardens
with Block Paved Off-Road Parking for Two Cars.**

FREEHOLD

£ 375,000

- ❖ Entrance Porch
- ❖ Dining Room
- ❖ Kitchen
- ❖ Living Room
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Shower Room and Separate WC
- ❖ Front and Rear Garden
- ❖ Block Paved Off-Road Parking for Two Cars
- ❖ Walking Distance to Town Centre and Train Stations

**VIEWING
APPOINTMENT:**

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of D (62).
Council Tax: Band C
Approx. £2,090 per annum.

Ground Floor:

Part leaded light glazed PVC front door to:

ENTRANCE PORCH:

Side aspect porthole window, polished floor tiles.

DINING ROOM: 10'9 x 12'3 (including staircase)

Side aspect window, head height electric meter cupboard, radiator, staircase, understairs cupboard, polished floor tiles.

KITCHEN: 12'4 x 8'7

Rear aspect window, rear aspect PVC glazed door, LED downlighting, wall mounted boiler, ceramic tiled floor, space for wide fridge freezer. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds. Space of dishwasher, 1½ bowl stainless steel sink, 1000mm base unit with pair of 500mm doors, space for washing machine, 800mm corner base unit, stainless steel and glass fan oven/grill, 4-ring ceramic hob, extractor hood, 500mm cutlery and pan drawers. 400mm based unit.

LIVING ROOM: 19'10 x 11'2

Rear aspect PVC sliding patio door, front aspect window, coving, thermostat, radiator, BT point.

First Floor:

LANDING:

Rear aspect window, airing cupboard.

WC: 5'2 x 2'7

Rear aspect window, vinyl flooring, dual flush close coupled WC.

SHOWER ROOM: 5'9 x 5'3

Rear aspect window, downlighting, vinyl flooring, chrome heated towel rail. 800mm x 800mm quadrant shower enclosure with "Triton" thermostatic power shower, sliding head support, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM ONE: 13'11 x 9'2

Front aspect window, radiator, overstairs wardrobe.

BEDROOM TWO: 11'4 x 10'6

Front aspect window, radiator, overstairs wardrobe.

BEDROOM THREE: 9'4 x 7'5

Rear aspect window, radiator.

Outside:

FRONT GARDEN: refer to photograph

Block paved off-road parking for two cars.

REAR GARDEN: refer to photographs

Westerly facing, side gate.

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Dining Room



Dining Room



Kitchen



Kitchen



Kitchen



Living Room



Living Room



Living Room

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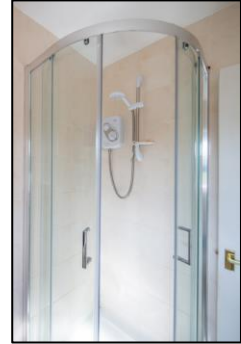
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Landing



Shower Room



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Rear Garden

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Rear Garden



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Notes for Solicitors:

Erection of Porch:

[Planning application: 88/00029/S - Planning register | Planning register | Cherwell District Council](#)

Air conditioning/ ventilation system/ extractor fan Special location (room containing bath or shower swimming pool sauna)

[Building Control Application: CP/EC/00150/2009 - Planning register | Planning register | Cherwell District Council](#)

Installation of cavity wall insulation:

[Building Control Application: CP/CIGA/00194/2013 - Planning register | Planning register | Cherwell District Council](#)

[Building Control Application: CP/CIGA/00266/2013 - Planning register | Planning register | Cherwell District Council](#)

[Building Control Application: CP/CIGA/00348/2013 - Planning register | Planning register | Cherwell District Council](#)

[Building Control Application: CP/CIGA/00424/2013 - Planning register | Planning register | Cherwell District Council](#)

[Building Control Application: CP/CIGA/00576/2013 - Planning register | Planning register | Cherwell District Council](#)

[Building Control Application: CP/CIGA/00500/2013 - Planning register | Planning register | Cherwell District Council](#)

[Building Control Application: CP/CIGA/00652/2013 - Planning register | Planning register | Cherwell District Council](#)

[Building Control Application: CP/CIGA/00728/2013 - Planning register | Planning register | Cherwell District Council](#)

[Building Control Application: CP/CIGA/00804/2013 - Planning register | Planning register | Cherwell District Council](#)

[Building Control Application: CP/CIGA/00880/2013 - Planning register | Planning register | Cherwell District Council](#)

Install replacement door in dwelling:

[Building Control Application: CP/FENSA/01148/2017 - Planning register | Planning register | Cherwell District Council](#)

[Building Control Application: CP/FENSA/01514/2018 - Planning register | Planning register | Cherwell District Council](#)

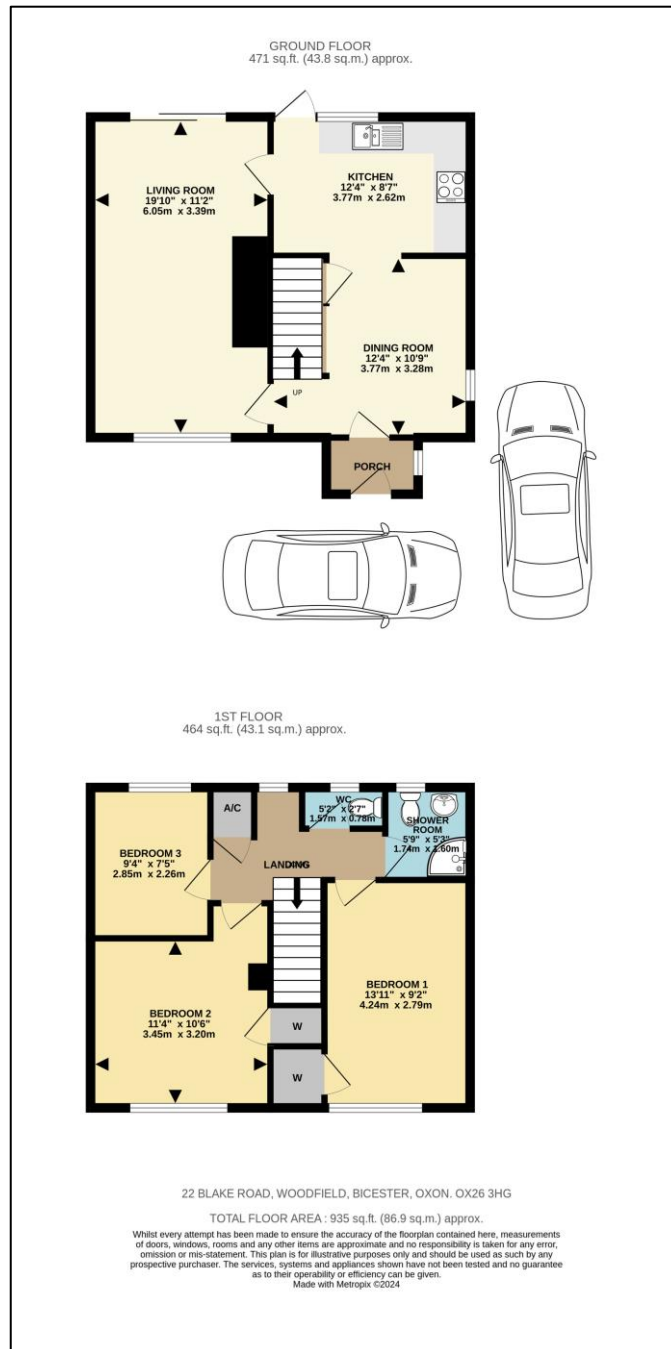
[Building Control Application: CP/FENSA/01585/2017 - Planning register | Planning register | Cherwell District Council](#)

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