

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



2 Kennedy Road, Bicester, Oxfordshire. OX26 2BG

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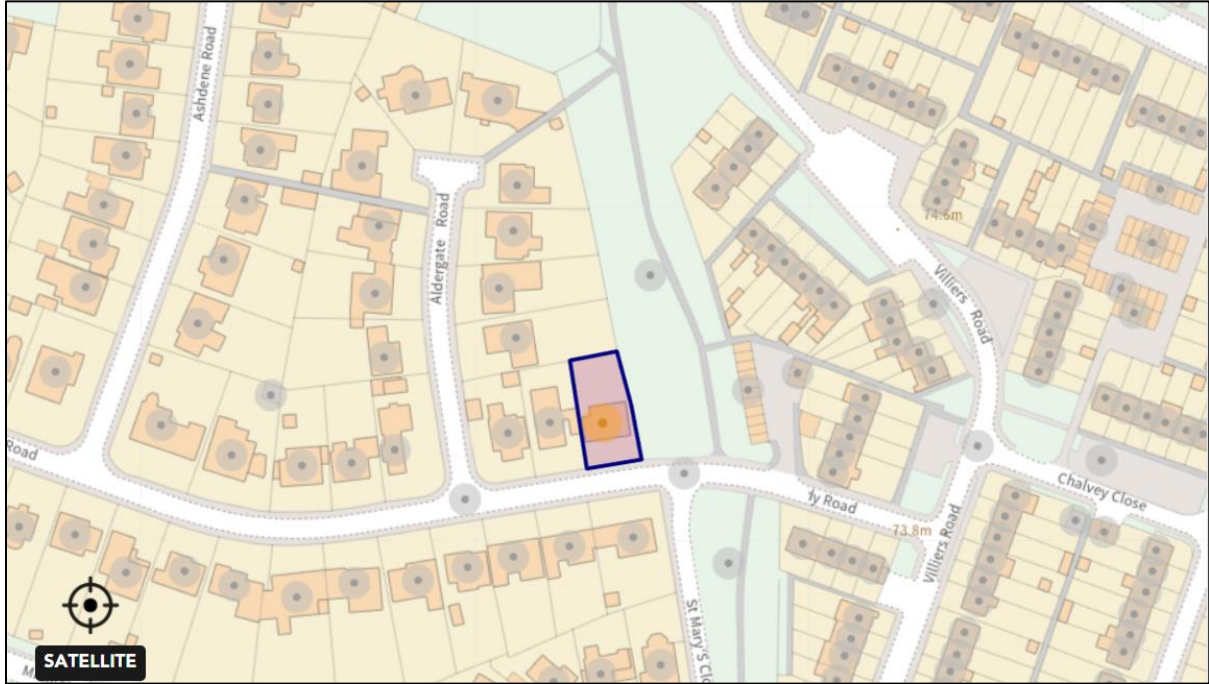
INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922

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**Three Double Bedroom Detached Bungalow
(with Room to Extend) with Living Room, Kitchen, Bathroom,
Front and Rear Gardens, Driveway Parking.**

FREEHOLD

£ 399,950

- ❖ Entrance Porch
- ❖ Living Room
- ❖ Inner Hall
- ❖ Kitchen
- ❖ Three Double Bedrooms
- ❖ Bathroom
- ❖ Front and Rear Gardens
- ❖ Room to Extend
- ❖ Close to Local Amenities
- ❖ Walking Distance to Town Centre and both Stations

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating G (18)
Council Tax: Band D
Approx. £2,351 per annum.

Bungalow:

Outside courtesy light, glazed front door to:-

ENTRANCE PORCH:

Front aspect glazed three section panel window, glazed door to:

LIVING ROOM: 16'9 x 10'5.

Rear aspect window, plain plaster ceiling, storage heater, wall light point, blanked fireplace.

INNER HALL: 13'10 x 3'2.

Plain plaster ceiling, airing cupboard, wall light point.

KITCHEN: 15'5 (max) shortening to 13'0 x 9'11.

Rear aspect PVC window, side aspect half glazed door to lean-to, built-in larder, telephone point. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, space for automatic washing machine, stainless steel double drainer sink, 500mm base unit, 600mm base unit, 500mm base unit, 140mm towel rack, 800mm corner base unit with 400mm door, 510mm space for electric cooker, 600mm cutlery and pan drawers, 600mm base unit, 800mm unit with two 400mm doors.

BEDROOM ONE: 10'0 + wardrobe + door recess x 9'11.

Rear aspect PVC window, plain plaster ceiling, 1900mm fitted wardrobe, storage heater.

BEDROOM TWO: 10'0 x 9'11.

Front aspect PVC window, plain plaster ceiling, storage heater, door to porch.

BEDROOM THREE: 9'11 x 9'11.

Front aspect PVC window, plain plaster ceiling, storage heater.

BATHROOM: 7'0 x 5'11.

Side aspect PVC window, plain plaster ceiling, vinyl flooring, panel enclosed bath, wash hand basin, low level WC, electric bar heater.

Outside:

FRONT GARDEN: refer to photograph

Driveway parking for one car.

REAR GARDEN: refer to photographs

Approx 45 ft x 42ft, side gate.

GARAGE: 20'5 x 8'5.

Rear door, side window, loft access, pair of wooden vehicular doors, driveway parking for a car.



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Front



Entrance Porch



Living Room



Living Room



Living Room



Kitchen



Kitchen



Kitchen

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Lean-To



Bathroom



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three

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Rear Garden



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Notes for Solicitors:

There are no building application digital files for the property at Cherwell DC.

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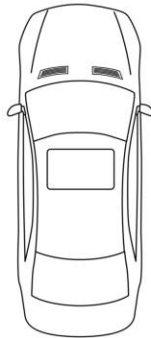
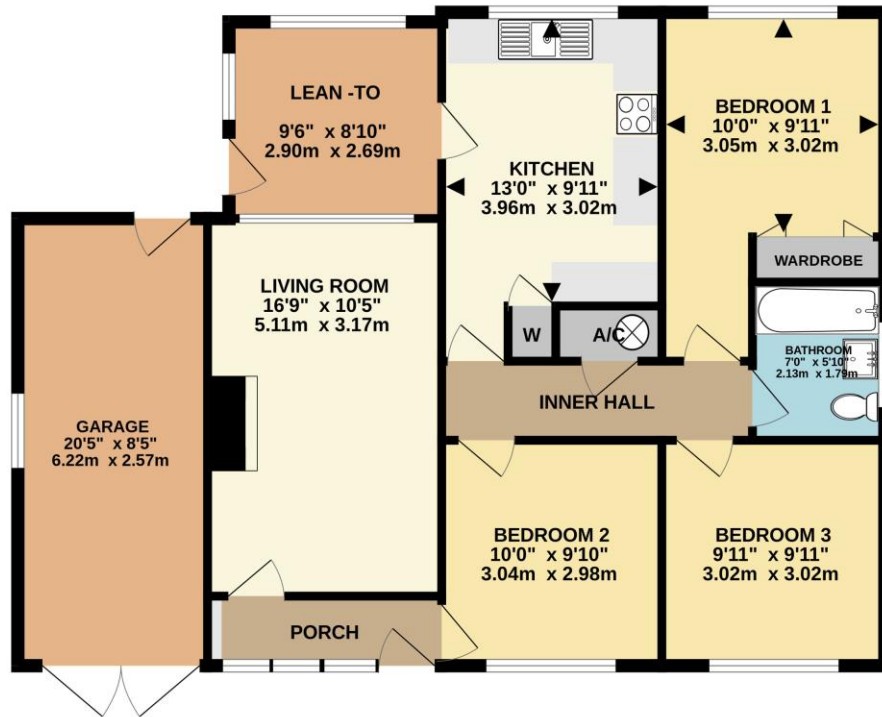
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GROUND FLOOR
1017 sq.ft. (94.4 sq.m.) approx.



2 KENNEDY ROAD, BICESTER, OXON. OX26 2BG

TOTAL FLOOR AREA : 1017 sq.ft. (94.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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