

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**1 Exeter Drive, Bicester, Oxfordshire. OX26 1EA**

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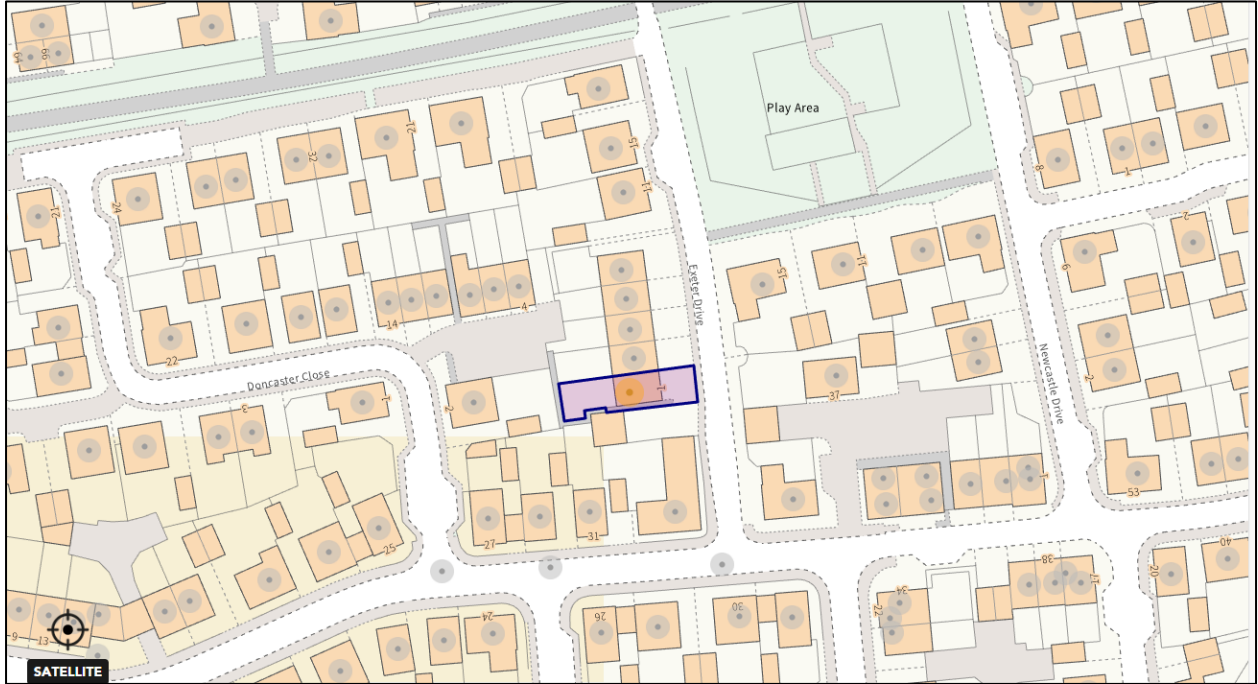
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E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### 1 Exeter Drive, Bicester, Oxfordshire. OX26 1EA



**Three Double Bedroom Townhouse with Hall, Living Room, Cloakroom, Kitchen-Diner, Two Bedrooms and Bathroom to 1st Floor and Master Bedroom, Dressing Area and En-Suite to 2<sup>nd</sup> Floor, Front and West Facing Rear Garden, Parking for 2 cars.**

**FREEHOLD**

**Offers in Region of: £ 425,000**

- ❖ Entrance Hall
- ❖ Living Room
- ❖ Cloakroom
- ❖ Kitchen Diner
- ❖ Bathroom and Two Double Bedrooms to First Floor
- ❖ Master Bedroom and En-Suite to Second Floor
- ❖ Front and Rear Gardens
- ❖ Off-Road Parking for Two Cars
- ❖ Close to Local Amenities
- ❖ Walking Distance to Bicester Village, Station and Town Centre

VIEWING  
APPOINTMENT:

DAY:

TIME:

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### Key Facts for Buyers:

**EPC:** Rating of B (86).  
**Council Tax:** Band E  
Approx. £2,873 per annum.

### Ground Floor:

#### **STORM PORCH:**

Outside courtesy light, outside gas and electric meter boxes, part-glazed security front door to:

#### **ENTRANCE HALL:**

Side aspect PVC window, plain plaster ceiling, radiator, vinyl flooring, staircase.

#### **LIVING ROOM: 14'5 narrowing to 11'7 x 13'0**

Front aspect PVC window, plain plaster ceiling, radiator, "Google Nest" web hosted central heating control.

#### **CLOAKROOM: 5'11 x 4'9**

Plain plaster ceiling, extractor fan, vinyl flooring, radiator, dual flush close coupled WC, pedestal wash hand basin.

#### **KITCHEN DINER: 17'9 x 8'11 extending to 13'11**

Rear aspect PVC French doors, rear aspect window, plain plaster ceiling, wall mounted "Potterton" boiler, radiator, vinyl flooring. Range of base and eye level units, roll edge laminate worksurfaces, 600mm cutlery and pan drawers, integrated dishwasher, 1200mm corner base unit with 600mm door, 400mm base unit, stainless steel and glass fan oven/grill, 4-ring stainless steel gas hob, ceramic splashback, stainless steel extractor hood, 800mm corner base unit with 400mm door, space for washing machine, space for upright fridge freezer. Space for table and chairs, built-in cupboard enclosing RCD consumer unit and broadband hub.

### First Floor:

#### **LANDING:**

Plain plaster ceiling, staircase to second floor, radiator.

#### **BATHROOM: 7'0 x 6'3**

Plain plaster ceiling, extractor fan, vinyl flooring, panel enclosed bath with mixer tap, shower attachment, fixed low-level head support, plus thermostatic shower with sliding head support, screen, pedestal wash hand basin, shaver socket, concealed cistern dual flush WC.

#### **BEDROOM TWO: 17'10 x 11'2 narrowing to 8'7**

Rear aspect PVC window, plain plaster ceiling, built-in cupboard, radiator.

#### **BEDROOM THREE: 11'0 x 10'5**

Front aspect PVC window, plain plaster ceiling, radiator.

### Second Floor:

#### **BEDROOM ONE: 17'10 x 13'5.**

Side aspect PVC window, front aspect PVC dormer window, plain plaster ceiling, radiator, built-in wardrobe, fitted dressing area with triple wardrobe, TV point.

#### **EN-SUITE:**

Rear aspect skylight, plain plaster ceiling, extractor fan, vinyl flooring, chrome heated towel rail, 960mm x 760mm shower enclosure with thermostatic shower, concealed cistern dual flush WC, wall hung wash hand basin, shaver socket.

### Outside:

#### **FRONT GARDEN: refer to photograph**

Off-road parking for two cars.

#### **REAR GARDEN: refer to photographs**

West facing, side access gate, outside courtesy light, space for shed.

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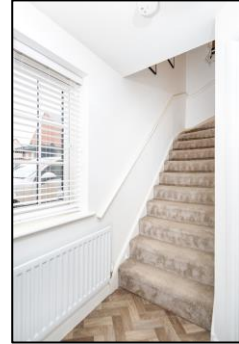
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Front



Entrance Hall



Front Door and Cloakroom



Living Room



Living Room



Living Room



Kitchen Diner



Kitchen Diner

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Kitchen Diner



Kitchen Diner



First Floor Landing and Staircase to Second Floor



First Floor Bathroom



First Floor Bedroom Three



First Floor Bedroom Three



First Floor Bedroom Two



First Floor Bedroom Two

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First Floor Bedroom Two



Second Floor Landing



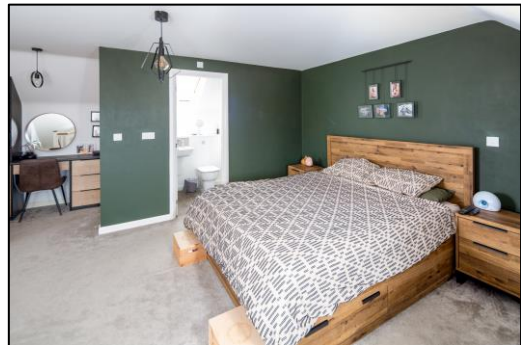
Second Floor Bedroom One



Second Floor Bedroom One



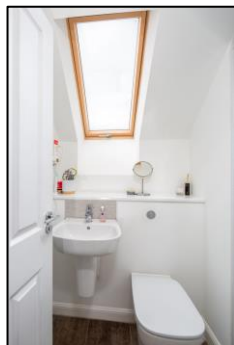
Second Floor Bedroom One



Second Floor Bedroom One



Second Floor En-Suite to Bedroom One



Rear Garden

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Rear Garden

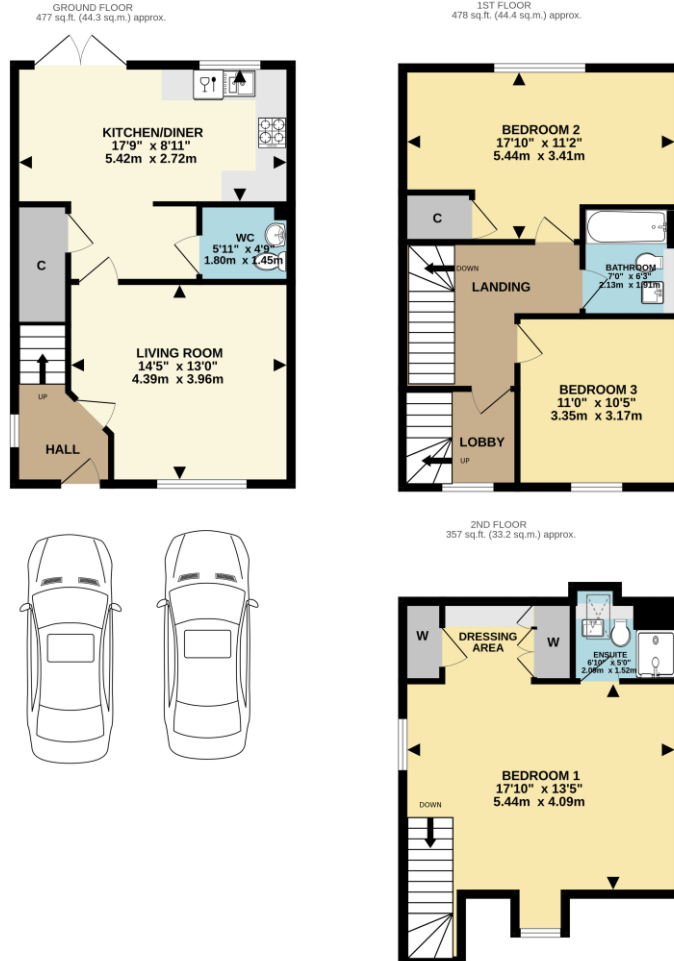


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TOTAL FLOOR AREA : 1312 sq.ft. (121.9 sq.m.) approx.

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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