

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**6 Tamar Crescent, Bicester, Oxfordshire. OX26 2HZ**

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### 6 Tamar Crescent, Bicester, Oxfordshire. OX26 2HZ



**Situated at the Head of a Cul-de-Sac on a Wide South East Facing Plot, a Four Bedroom Detached House with Living Room, Kitchen, Utility Room, Dining Room and Cloakroom, Bathroom and En-Suite, Front and Rear Gardens and Off-Road Parking**

**FREEHOLD**

**£ 485,000**

- ❖ Entrance Hall
- ❖ Living Room
- ❖ Kitchen
- ❖ Utility Room
- ❖ Cloakroom
- ❖ Dining Room
- ❖ Landing
- ❖ Four Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Front and Rear Gardens

VIEWING  
APPOINTMENT:

DAY:

TIME:

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### Key Facts for Buyers:

**EPC:** Rating B (88)  
**Council Tax:** Band D  
Approx. £2,351 per annum.

### Ground Floor:

#### **SLOPING OPEN PORCH:**

Outside electricity meter box, part-glazed security front door to:

#### **ENTRANCE HALL: 9'4 x 7'6**

Engineered Oak flooring, radiator, staircase, central heating thermostat.

#### **LIVING ROOM: 19'7 x 12'9 narrowing to 11'3**

Rear aspect PVC bay window, rear aspect PVC French doors, coving, engineered Oak flooring, two radiators, TV point, satellite point.

#### **KITCHEN: 9'9 x 8'10**

Rear aspect PVC window, "Karndean" flooring. Range of base and eye level units, roll edge laminate worksurfaces, laminate upstands, 400mm base unit, integrated dishwasher, 1½ bowl stainless steel sink, 900mm corner base unit with 450mm doors and kidney trays, 500mm base unit with integrated drawers, 900mm "Belling" range cooker (5 gas rings, three electric ovens), 900mm stainless steel extractor hood, 600mm cutlery and pan drawers, 300mm base unit, 300mm shallow base unit, 600 x 600mm unit with 300mm/300mm doors, integrated wine chiller.

#### **UTILITY ROOM: 7'10 x 6'11**

Rear aspect half glazed PVC door and adjacent PVC window, plain plaster ceiling, coving, "Karndean" flooring, 1000mm tall unit, worksurface, space for automatic washing machine, space for upright fridge freezer.

#### **CLOAKROOM:**

Side aspect PVC window, plain plaster ceiling, chrome heated towel rail, "Karndean" flooring, close coupled WC, corner wash hand basin.

#### **DINING ROOM: 14'3 x 10'4**

Front aspect PVC window, plain plaster ceiling, coving, engineered Oak flooring, radiator, dimmer switch.

### First Floor:

#### **LANDING:**

Access to loft space (*drop down ladder, around hatch boarding, insulation upgrade*), airing cupboard with replacement tank and in-line shower pump.

#### **BATHROOM: 6'3 x 6'1**

Rear aspect PVC window, plain plaster ceiling, LED lighting, ceramic tiled floor, chrome heated towel rail, panel enclosed bath with mixer tap, thermostatic power shower over, sliding head support, screen, concealed cistern dual flush WC, inset wash hand basin with built-in furniture (refer to photograph), fully tiled walls, shaver socket.

#### **BEDROOM ONE: 13'0 x 10'3**

Front aspect PVC window, plain plaster ceiling, coving, radiator, underfloor heating control for en-suite, heated towel rail control for en-suite.

#### **EN-SUITE: 10'2 x 2'7**

Rear aspect PVC window, plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, 1160mm x 780mm shower enclosure with thermostatic power shower, sliding head support, concealed cistern dual flush WC, wash hand basin with cupboard under, shaver socket.

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### **BEDROOM TWO: 12'9 x 8'9 widening to 10'10**

Front aspect PVC bay window, coving, 1800mm wardrobe, radiator.

### **BEDROOM THREE: 10'9 x 6'6 widening to 8'2 into bay**

Rear aspect PVC window, radiator.

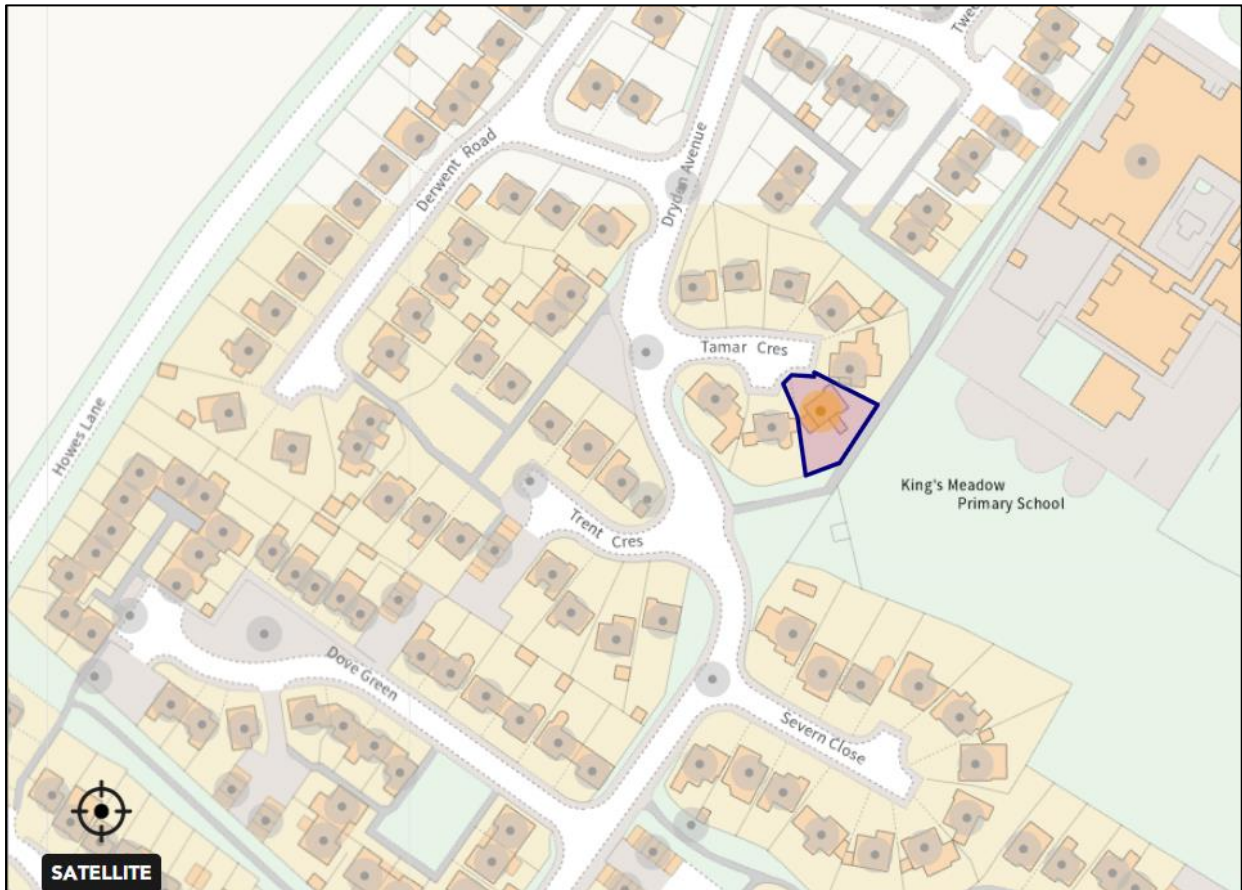
### **BEDROOM FOUR: 9'8 x 6'0 widening to 8'0 with overstairs bulkhead cupboard**

Front aspect PVC window, radiator, overstairs bulkhead cupboard.

### Outside:

**FRONT GARDEN: refer to photograph**  
Driveway parking for up to four cars.

**REAR GARDEN: refer to photographs**  
152<sup>0</sup> magnetic South East facing, Indian sandstone patio, space for shed, space for second large shed, two gates, second patio, outside tap, "Lifelong" canopy with LED lights and heater.



Land Registry Plan

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Entrance Hall



Living Room



Living Room



Living Room



Kitchen



Kitchen



Utility Room



Dining Room

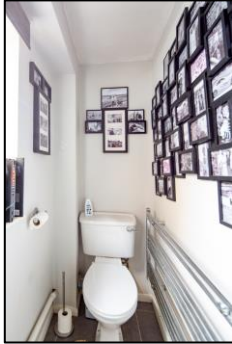
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Cloakroom



Bedroom One



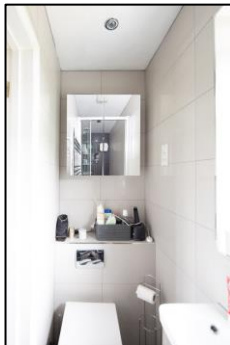
Bedroom One



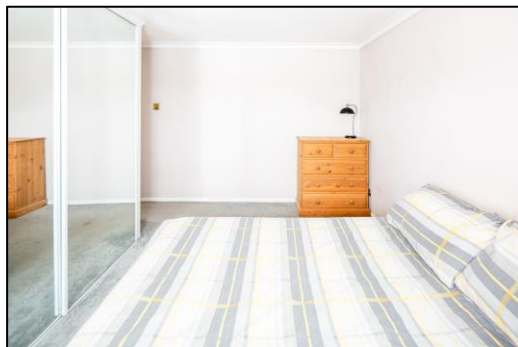
Bedroom One



En-Suite to Bedroom One



Bedroom Two



Bedroom Two



Bedroom Two

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Bedroom Three



Bedroom Four



Bathroom



Rear Garden



Rear Garden



Rear Garden



Rear Garden



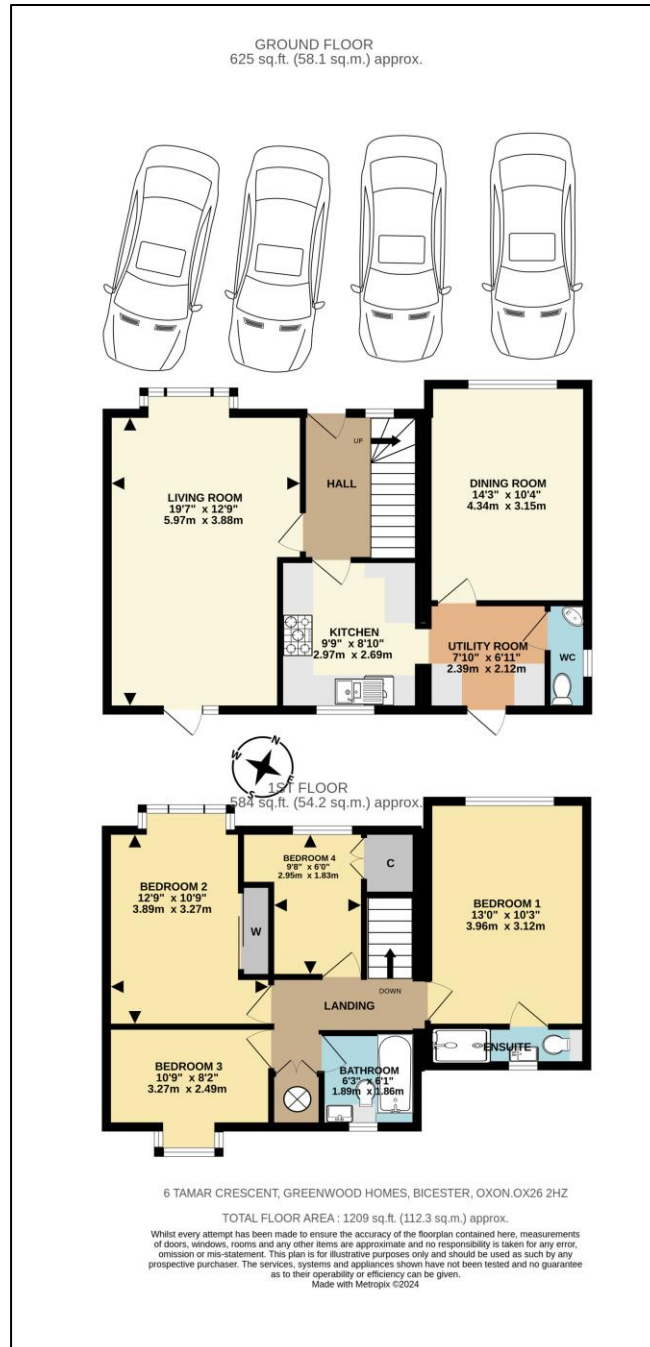
Rear Garden

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