

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



44 Mulberry Drive, Bicester, Oxfordshire. OX26 3FY

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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

44 Mulberry Drive, Bicester, Oxfordshire. OX26 3FY



**Three Bedroom Detached House with Refitted Cloakroom,
Lounge Diner, Kitchen, Refitted Bathroom,
Front and Rear Gardens, Garage and Driveway Parking.**

FREEHOLD

£ 360,000

- ❖ Entrance Hall
- ❖ Refitted Cloakroom
- ❖ Kitchen
- ❖ Lounge Diner
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Refitted Bathroom
- ❖ Front and Rear Garden
- ❖ Garage and Driveway Parking
- ❖ Close to Local Amenities

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of D (63).
Council Tax: Band D
Approx. £2,351 per annum.

Ground Floor:

SLOPING OPEN PORCH:

Outside gas and electric meter boxes, outside tap, part glazed PVC front door to:

ENTRANCE HALL:

Coving, laminate flooring, understairs cupboard, turning staircase, central heating thermostat, radiator.

CLOAKROOM:

Front aspect PVC window, RCD/MCB electricity consumer unit, vinyl floor tiles, heated towel rail, concealed cistern dual flush WC, wash hand basin with drawer under.

KITCHEN: 9'1 x 7'7

Front aspect PVC window, plain plaster ceiling, downlighting, vinyl floor tiles, wall mounted "Worcester" boiler in tall unit. Range of base and eye level units, roll edge worksurfaces, tiled surrounds, 600mm tall unit, 600mm space for washing machine, 1½ bowl stainless steel "Franke" sink, 760mm x 760mm corner unit with 400mm door, dishwasher, 4-ring electric hob and pull out extractor, 600mm tall unit, double cavity fan oven/oven grill, space for upright fridge freezer.

LOUNGE DINER: Lounge Area: 15'4 x 10'2 and Dining Area: 6'3 x 9'1

Rear aspect PVC window, rear aspect PVC French doors, plain plaster ceiling, coving, two radiators, fireplace with gas living flame coal effect fire, marble hearth and surround, painted wooden mantel over, TV point, telephone point, BT hub.

First Floor:

LANDING:

Access to loft space, coving, laminate flooring.

BATHROOM: 6'7 x 5'6

Side aspect PVC window, plain plaster ceiling, downlighting, extractor fan, vinyl tiled floor, P-shaped bath with mixer tap, shower with thermostatic rain head, second hand held head, Aqua Panels, concealed cistern dual flush WC, wash hand basin and cupboard under, shaver socket.

BEDROOM ONE: 15'5 x 10'0 narrowing to 7'0

Two rear aspect PVC windows, radiator, TV and telephone points.

BEDROOM TWO: 10'9 into linen cupboard x 7'10

Front aspect PVC window, radiator, linen cupboard.

BEDROOM THREE: 10'1 x 7'2

Front aspect PVC window, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs
Approx. 45ft deep x 19ft wide.

GARAGE: 16'3 x 8'2

Up and over door, light and power, eaves storage, driveway parking.

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Front



Entrance Hall



Cloakroom



Kitchen



Kitchen



Kitchen



Lounge Diner



Lounge Diner

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Living Area



Lounge Diner



Dining Area



Bathroom



Bedroom One



Bedroom One



Bedroom One



Bedroom One

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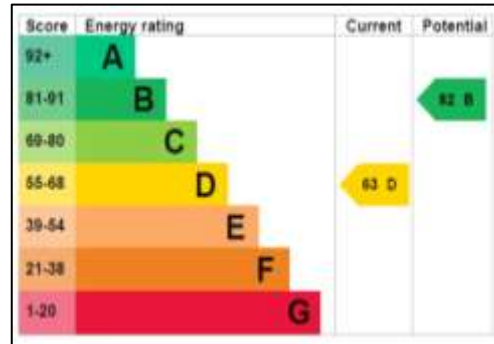
Bedroom Two



Bedroom Two



Bedroom Three



EPC



Rear Garden

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Rear Garden

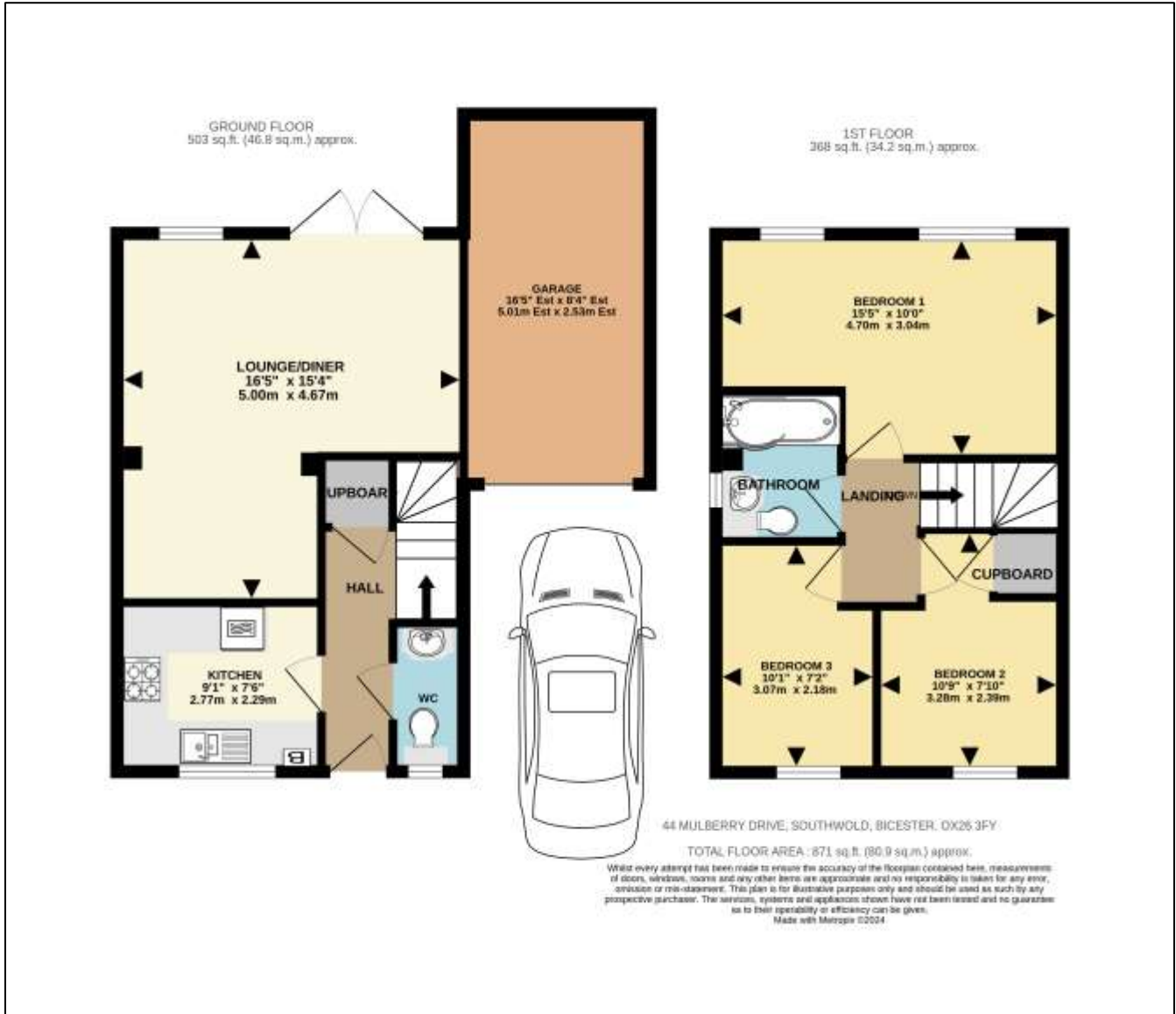


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