

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**40 Grebe Road, Bicester, Oxfordshire. OX26 6EL**

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**40 Grebe Road, Bicester, Oxfordshire. OX26 6EL**



**Three Bedroom End of Terrace with Cloakroom, Living Room, Dining Room Extension, Kitchen, Bathroom and En-Suite, Front and Rear Gardens, Garage and Driveway Parking**

**FREEHOLD**

**£ 415,000**

- ❖ Sloping Porch
- ❖ Entrance Hall and Cloakroom
- ❖ Kitchen Breakfast Room
- ❖ Living Room open plan to Dining Room
- ❖ Bathroom
- ❖ En-Suite to Bedroom One
- ❖ Two Further Bedrooms
- ❖ Rear Garden
- ❖ Garage and Driveway Parking for 3 cars in tandem

VIEWING  
APPOINTMENT:

DAY:

TIME:

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### Key Facts for Buyers:

**EPC:** Rating of C (72).  
**Council Tax:** Band C  
Approx. £2,115 per annum.

### Ground Floor:

#### **SLOPING PORCH:**

Outside gas and electric meter boxes, "Gigaclear" and "Openreach" internet into BT junction box, front door to:

#### **ENTRANCE HALL:**

Plain plaster ceiling, coving, radiator, "Karndean" flooring, large understairs cupboard.

#### **CLOAKROOM: 5'5 x 2'11**

Front aspect PVC window, plain plaster ceiling, ceramic tiled floor, heated towel rail, fully tiled walls, dual flush close coupled WC, wash hand basin and cupboard under.

#### **KITCHEN BREAKFAST ROOM: 16'5 x 7'5**

Front aspect PVC window, plain plaster ceiling, coving, ceramic tiled floor, space for breakfast table and chairs, telephone point. Range of tall base and eye level units, roll edge laminate worksurface, tiled surrounds, 60:40 fridge freezer, 1000mm base unit with two 500mm doors, 1½ bowl stainless steel sink, space for washing machine, space for dishwasher, 400mm base unit, 5-ring stainless steel gas hob, slanted stainless steel vented extractor fan, fan oven/oven grill, 500mm base unit, 770mm corner unit with 400mm door, two 500mm drawers, display over, 770mm corner unit with 400mm door, 500mm vegetable rack.

#### **LIVING ROOM: 13'11 x 12'1**

Plain plaster ceiling, coving, dimmer switch, "Karndean" flooring, radiator, TV point, satellite point, open plan to:

#### **DINING ROOM EXTENSION: 13'3 x 10'6**

Rear aspect PVC French doors and two windows either side, side aspect half glazed PVC door, side aspect PVC window, LED downlighting.

### First Floor:

#### **LANDING:**

Plain plaster ceiling, coving, access to loft space (*drop down ladder, part-boarded to middle, approx. 300mm insulation, hard wired light*).

#### **BATHROOM: 6'0 x 5'7**

Side aspect PVC window, plain plaster ceiling, ceramic tiled floor, chrome heated towel rail, panel enclosed bath, mixer tap shower attachment, sliding head support, screen, dual flush close coupled WC, wash hand basin with cupboard under, light and shaver socket.

#### **BEDROOM ONE: 10'10 x 8'8**

Front aspect PVC window, plain plaster ceiling, coving, radiator, built-in 2-door wardrobe, TV point, telephone point.

#### **EN-SUITE: 5'4 x 5'0**

Front aspect PVC window, plain plaster ceiling, ceramic tiled floor, radiator, fully tiled walls, shower enclosure with "Triton" thermostatic shower, sliding head support, wash hand basin with cupboard under, shaver socket, close coupled WC.

#### **BEDROOM TWO: 10'8 x 8'1**

Rear aspect PVC window, plain plaster ceiling, coving, radiator.

#### **BEDROOM THREE: 10'9 x 5'7**

Rear aspect PVC window, plain plaster ceiling, coving, radiator.

### Outside:

**FRONT GARDEN:** refer to photograph

**REAR GARDEN:** refer to photographs

#### **GARAGE: 17'0 x 8'11**

Up and over door, light and power, eaves storage, driveway parking for three cars in tandem.

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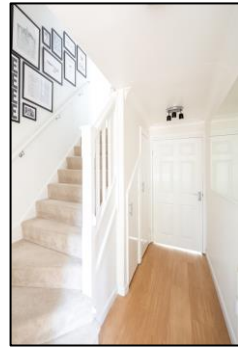
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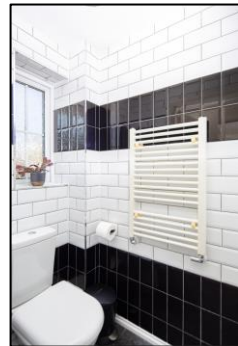
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Front Door



Entrance Hall



Cloakroom



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room

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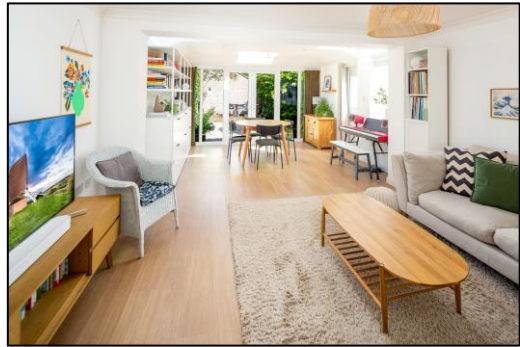
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Living Room



Living Room



Dining Room Extension



Dining Room Extension



Bathroom



Bedroom One



Bedroom One



Bedroom One

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En-Suite Shower Room



En-Suite Shower Room



Bedroom Two



Bedroom Three



Patio Doors to Rear Garden

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Rear Garden



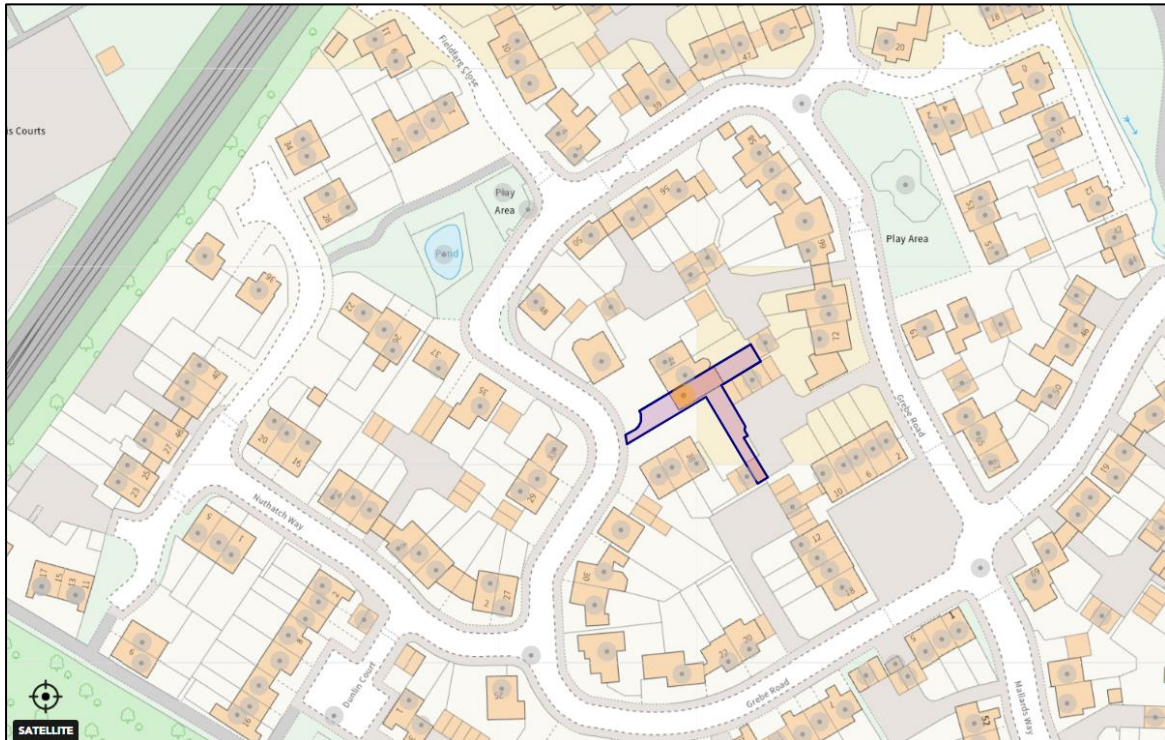
Rear Garden



Rear Garden



Rear Garden



Land Registry Plan

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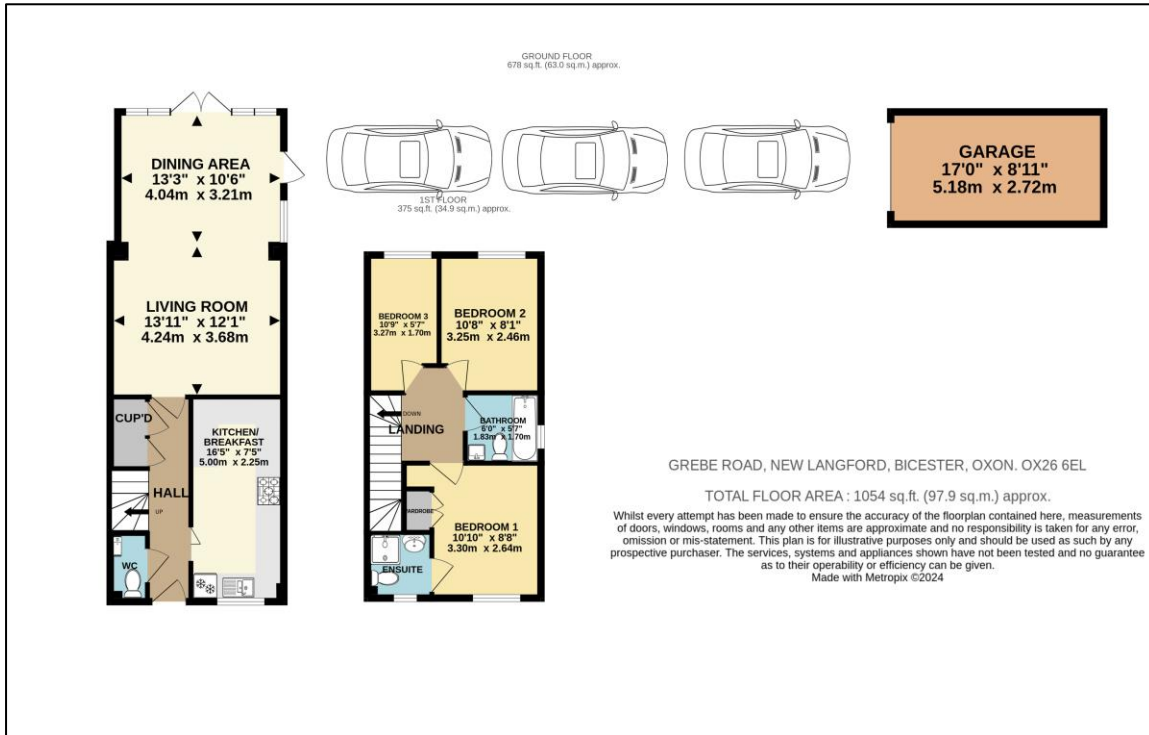
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Garage and Rear Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC



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