

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**57 Priory Road, Marlborough Terrace,
Bicester, Oxfordshire. OX26 6BL**

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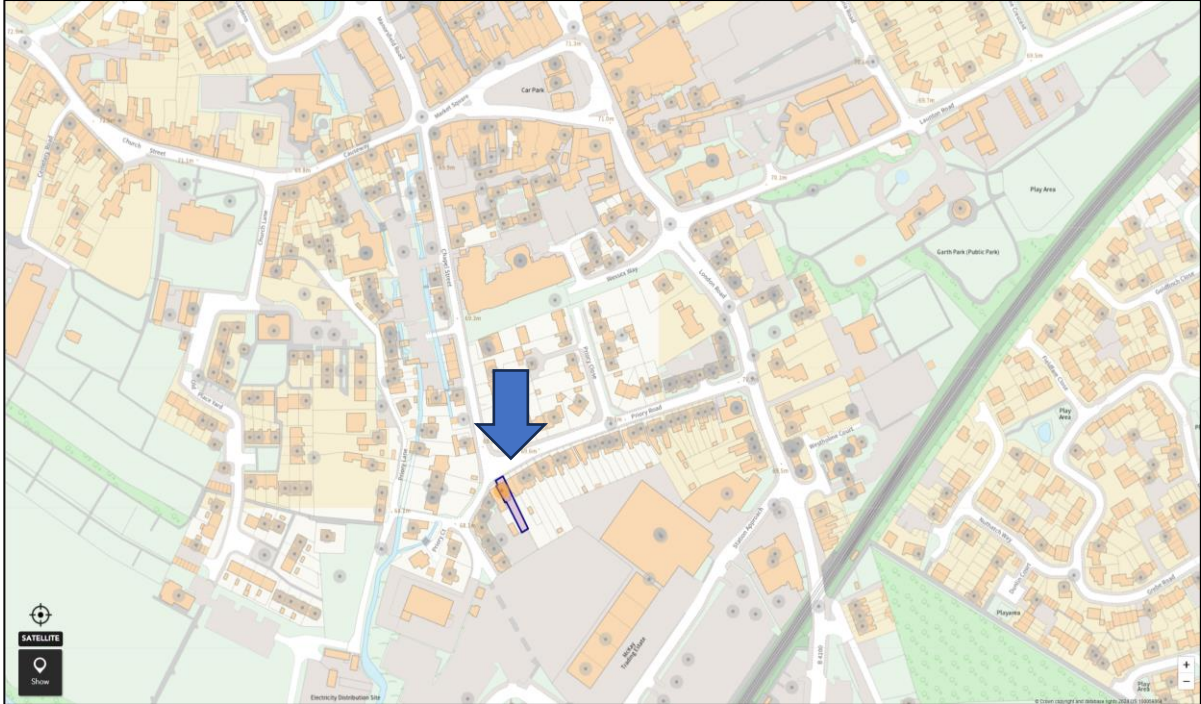
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Web: www.bartonfleming.co.uk
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

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57 Priory Road, Marlborough Terrace, Bicester. OX26 6BL



**Close To Town & Bicester Village A Bright & Airy Feel A
1903 Edwardian Three Bedroom Terrace With A Loft Extension.
Now With A Spacious First Floor 4pc Bathroom Including A
Shower, Three Good Sized Bedrooms, En-Suite Shower Room
And A 76Ft South-South-East Facing Rear Garden.**

FREEHOLD

Offers in the region of: £ 450,000

- ❖ Located immediately off the town centre.
- ❖ Recessed porch with quarry tiled step
- ❖ Entrance hallway
- ❖ Bay fronted living room with fireplace open plan to
- ❖ Dining room open plan to
- ❖ Kitchen breakfast room with bright lobby to back door
- ❖ First floor landing, Spacious 4-piece bathroom
- ❖ 1st floor full width bedroom 2
- ❖ 1st floor bedroom 3
- ❖ 2nd floor landing
- ❖ 2nd floor bedroom one with en-suite shower room & study area

**VIEWING
APPOINTMENT:**

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of D (64).
Council Tax: Band C
Approx. £2,115.13 per annum.

Accommodation:

RECESSED PORCH:

Outside gas meter box, outside courtesy light, quarry tiled step, part-glazed security front door to:-

ENTRANCE HALL:

Plain plaster ceiling, radiator, ceramic tiled floor, staircase.

DINING ROOM: 11'11 x 12'2.

Open plan to the living room and open plan through former doorway and window reveal to the kitchen breakfast room.

LIVING ROOM: 11'11 x 11'11.

Front aspect PVC sash bay window, 'S' profile coving, pine floorboards, TV & satellite connections, period cast iron arched fireplace with tiled hearth and ornate wooden mantle.

KITCHEN-BREAKFAST: 15'3 x 8'10 plus the lobby.

Rear and side aspect PVC windows, glazed roof panels over the lobby, rear aspect stable door to the garden, plain plaster ceiling, down lighting, 'Karndean' flooring, Victorian styled radiator. Range of tall, base and wall units with Quartz worktops, integrated 70:30 fridge/freezer, double cavity microwave combination fan oven/grill & fan oven with slide'n'hide door, 600mm integrated bins, 4-ring ceramic induction hob, 600mm pan drawers under and extractor hood plus Quartz splash back above, 500mm base unit, integrated washer, 800mm corner base with 400mm door and magic corner kidney trays, 600mm Earthenware enameled Belfast sink, 800mm corner base with 400mm door and magic corner kidney trays, integrated dishwasher, breakfast bar.

1st FLOOR LANDING:

Plain plaster ceiling, down lighting, staircase to 2nd floor, RCD/MCB electricity consumer unit.

BATHROOM: 9'11 x 8'10.

Rear aspect PVC window, plain plaster ceiling, downlighting, ceramic tiled floor, chrome heated towel rail, half tiled walls, wall light points, roll-top cast resin bath, pedestal wash hand basin, close coupled WC & Douche spray, thermostatic shower with rain head & 2nd hand-held head plus sliding head support, floor drain.

BEDROOM TWO: 15'5 x 11'11.

Twin front aspect PVC sash windows, plain plaster ceiling, down lighting, click laminate flooring, two radiators, cast iron (redundant) fireplace.

BEDROOM THREE: 11'10 x 9'4.

Rear aspect PVC window, plain plaster ceiling, down lighting, radiator, click laminate flooring, cast iron (redundant) fireplace.

2nd FLOOR LANDING:

Rear aspect PVC window, plain plaster ceiling, eaves storage access.

BEDROOM ONE: 13'11 x 15'9 to door narrowing to 10'4 for the majority of the room.

Rear aspect PVC window, plain plaster ceiling, down lighting, eaves storage points, click laminate flooring, radiator.

EN-SUITE SHOWER ROOM: 7'5 x 4'8.

Rear aspect PVC window, plain plaster ceiling, down lighting, extractor fan, heated towel rail, 'Travertine' floor tiles, 1100mm x 880mm shower enclosure with thermostatic shower and sliding head support, close coupled WC & Douche spray, pedestal wash hand basin.

FRONT GARDEN: Refer to photo.

REAR GARDEN:

76 Ft deep, South-South-East facing, side access, brick built shed, smaller timber sheds.

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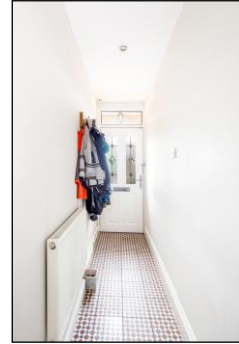
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Front



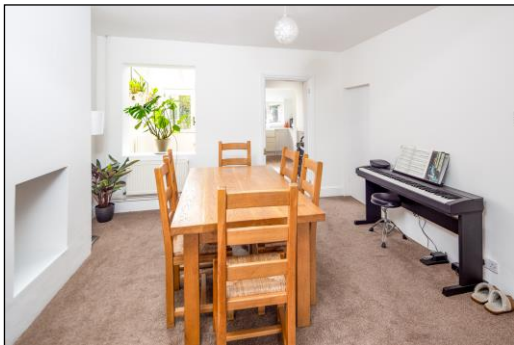
Recessed Porch & Hallway



Living Room



Living Room



Dining Room



Dining Room



Bright Rear Lobby



Kitchen Breakfast

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Kitchen Breakfast



Bathroom



Bathroom Shower Area

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Bathroom



1st Floor Landing



1st Floor Bedroom Two



1st Floor Bedroom Two



1st Floor Bedroom Two



1st Floor Bedroom Three



2nd Floor Bedroom One



2nd Floor Bedroom One

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2nd Floor Bedroom One

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

E P C



En-Suite Shower Room



En-Suite Shower Room



76 Ft South-South-East Facing Rear Garden



Patio at the bottom of the garden

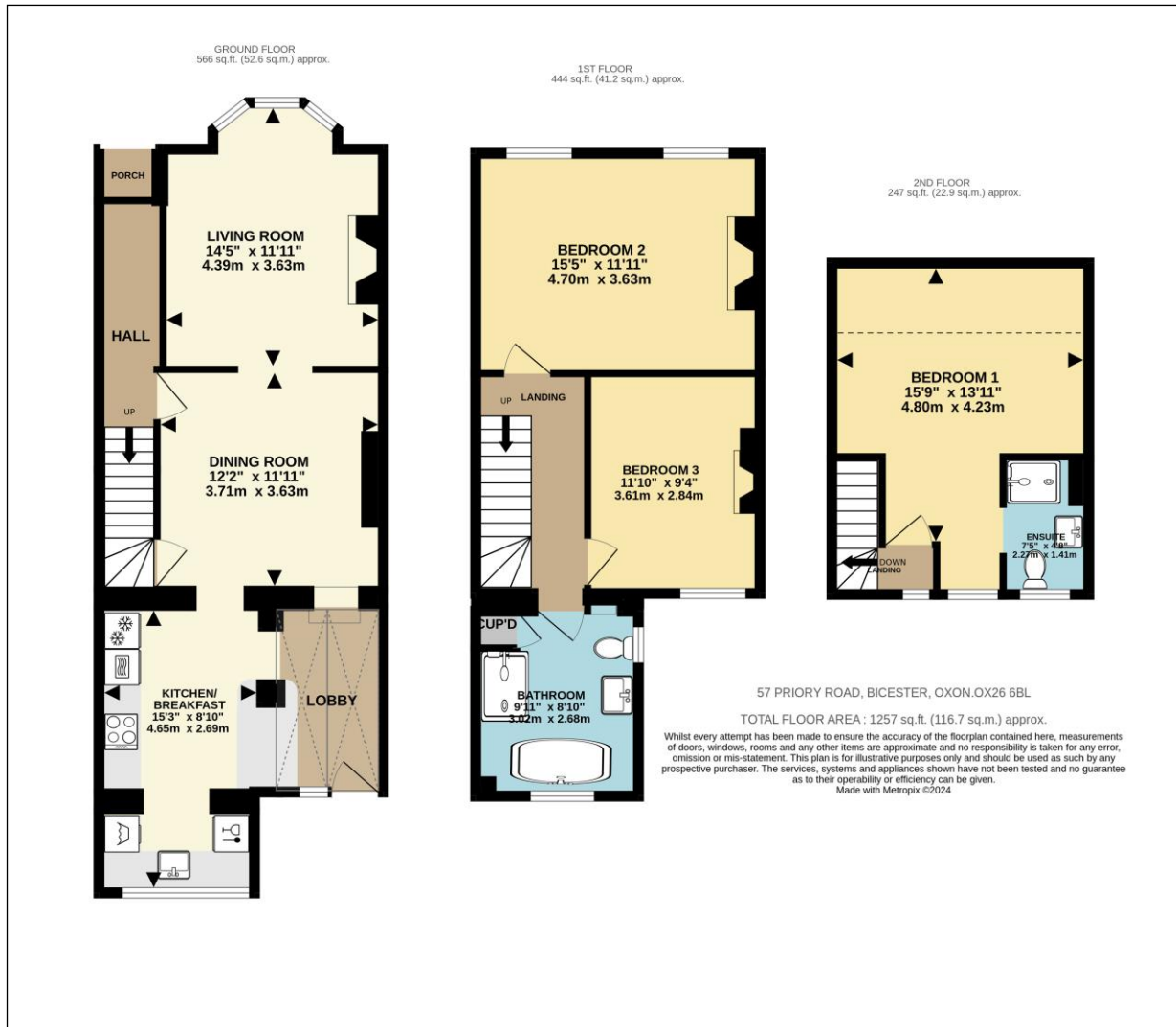
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