

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**17 Gemini Way, Brackley,  
Northamptonshire. NN13 6QR**

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**17 Gemini Way, Brackley, Northants. NN13 6QR**



**Three Bedroom End-Terrace, Kitchen-Diner with French Doors to the Rear, En-suite plus wide & deep garage with a driveway for two cars.**

**FREEHOLD**

**Offers in Excess of: £ 350,000**

- ❖ Storm Porch
- ❖ Entrance Hall with a window
- ❖ Living Room
- ❖ Cloakroom & Inner Lobby
- ❖ Kitchen-Diner with French doors to the garden
- ❖ Landing, Three Bedrooms
- ❖ Bathroom & En-Suite Shower Room
- ❖ Enclosed Low Maintenance Front & Rear Gardens
- ❖ 3m x 6m (10Ft x 20Ft) Garage with electric up-and-over door
- ❖ Driveway Parking for 2 cars in tandem.

VIEWING  
APPOINTMENT:

DAY:

TIME:

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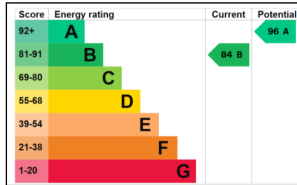
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### Key Facts for Buyers:

EPC: Rating of B (84).



**Council Tax:** Band C

Approx. £2,072 for the year 2024/25.

### Ground Floor:

#### **STORM PORCH:**

Outside courtesy light, security front door to:-

#### **ENTRANCE HALL:**

Side aspect PVC window, plain plaster ceiling, radiator, telephone point, staircase.

#### **LIVING ROOM: 13'11 x 12'3.**

Front aspect PVC window, plain plaster ceiling, radiator, TV point, two Cat5 sockets, central heating thermostat.

#### **INNER LOBBY:**

Open plan to the kitchen, laminate flooring, understairs cupboard.

#### **CLOAKROOM: 6'1 x 3'6.**

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

#### **KITCHEN-DINER: 15'7 x 9'6.**

Rear aspect PVC French doors with windows to either side plus side aspect PVC window, plain plaster ceiling, laminate flooring, wall mounted 'Ideal Logic Combi ESP1 35' boiler with wall unit, space for table & 6 chairs. Range of base and wall units with roll-edge laminate worktops and up-stands, integrated fridge-freezer, 400mm drawers, stainless steel and glass fan oven-grill, 4-ring stainless steel gas hob, stainless steel splash-back, stainless steel extractor hood, corner unit, integrated washer-dryer, 1½ bowl stainless steel sink, integrated dishwasher.

### First Floor:

#### **LANDING:**

Side aspect PVC window, plain plaster ceiling, radiator.

#### **BEDROOM ONE: 12'3 narrowing to 9'9 x 9'4 deepening to 11'3.**

Front aspect PVC window, plain plaster ceiling, radiator, TV point, Cat 5 socket.

#### **EN-SUITE: 5'10 x 5'6.**

Plain plaster ceiling, extractor fan, downlighting, sheet vinyl flooring, radiator, shower enclosure with thermostatic shower plus sliding head support, dual flush close coupled WC, pedestal wash hand basin.

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

Rear aspect PVC window, plain plaster ceiling, radiator.

#### **BEDROOM THREE: 10'10 extending to 11'7 x 6'8.**

Rear aspect PVC window, plain plaster ceiling, radiator, Cat5 socket.

#### **BATHROOM: 6'8 x 5'7.**

Plain plaster ceiling, extractor fan, downlighting, sheet vinyl flooring, radiator, enameled metal bath with tiled surrounds, thermostatic shower over, sliding head support, screen, pedestal wash hand basin, dual flush close coupled WC.

### Outside:

**FRONT GARDEN: Refer to photo.**

**REAR GARDEN: Refer to photos.**

Side gate, artificial grass, patio, tap.

#### **GARAGE & DRIVEWAY:**

Electric up-and-over door, light & power, eaves storage, vinyl flooring.



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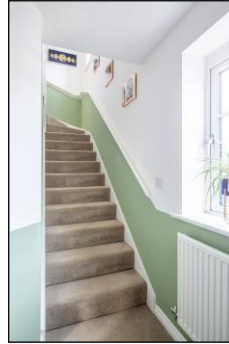
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Front



Hall



Living Room



Living Room



Living Room



Inner Lobby & Cloakroom



Kitchen Diner



Kitchen Diner

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Kitchen Diner



Kitchen Diner



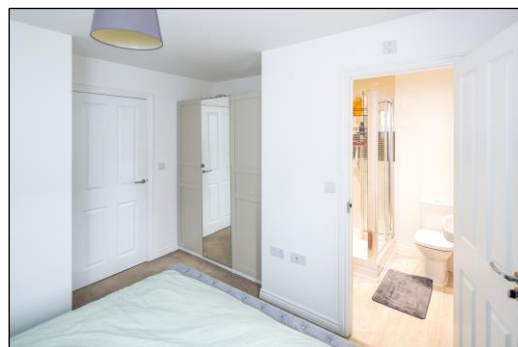
Bathroom



Landing



Bedroom One



Bedroom One



Bedroom One



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En-Suite to Bedroom One



Bedroom Two



Bedroom Three



Rear Elevation



Rear Garden



Rear Garden



Driveway Parking for 2 cars in tandem

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

E P C

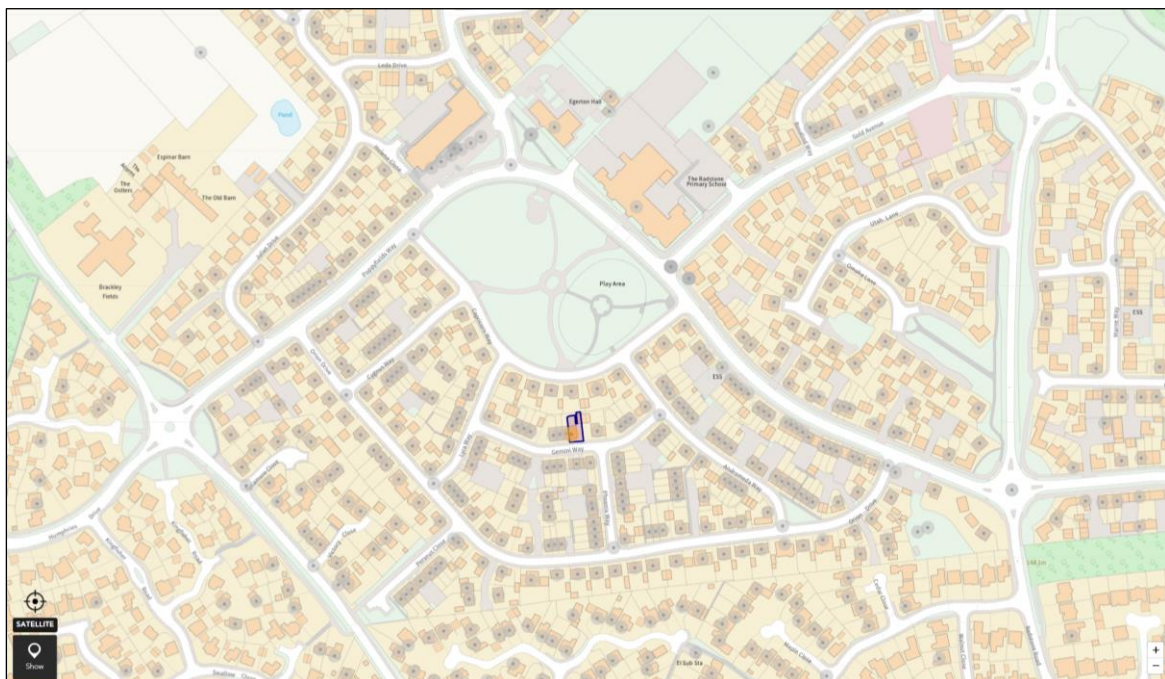
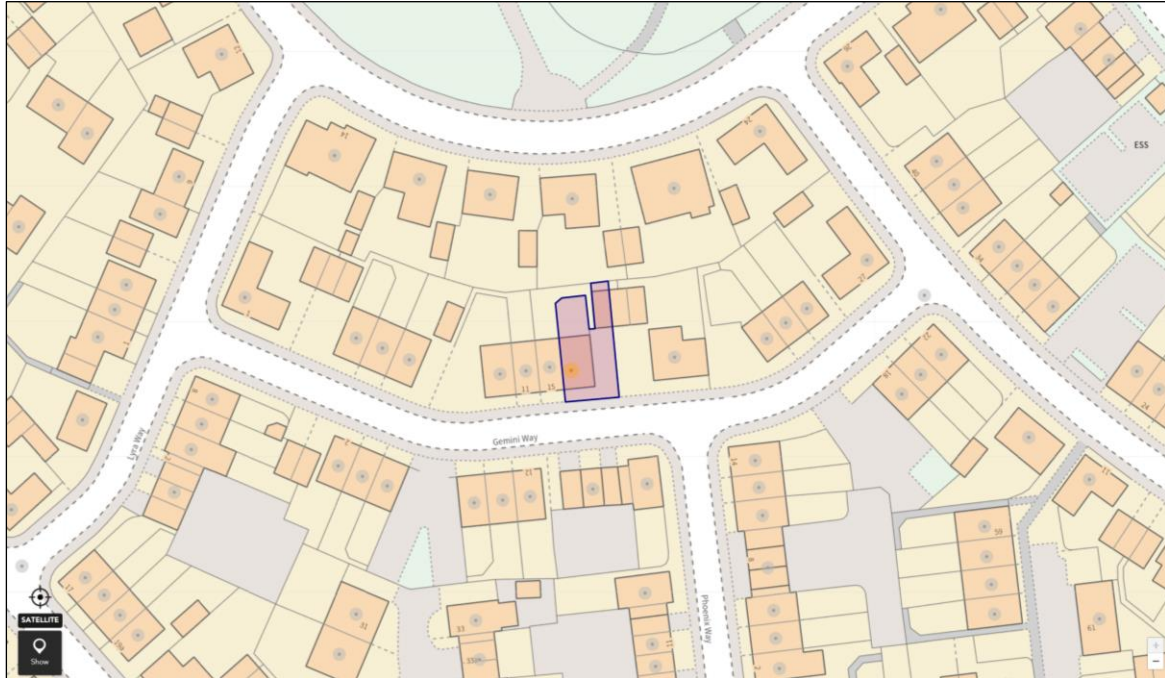
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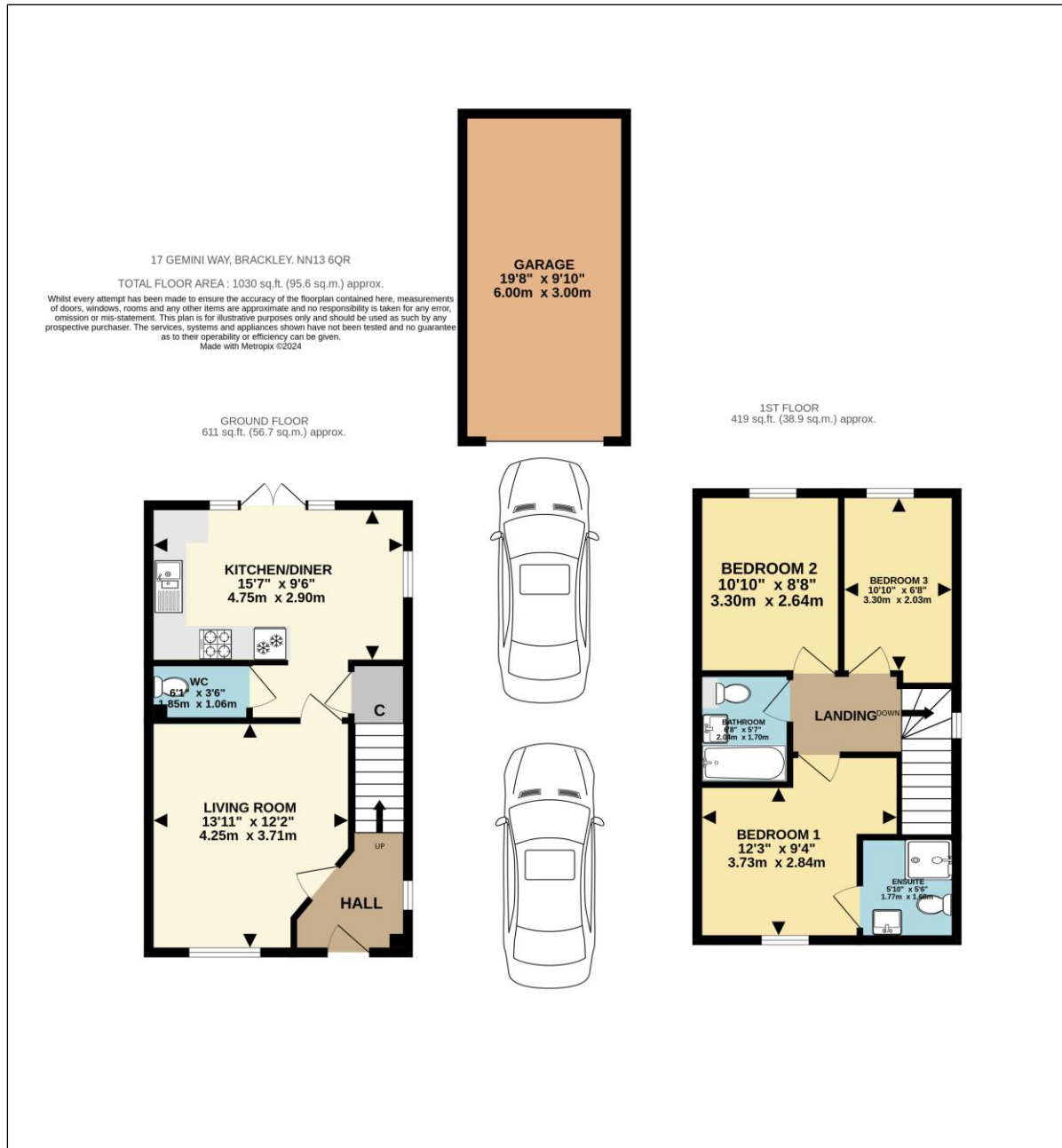


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