•• INDEPENDENT ESTATE AGENTS



17 Gemini Way, Brackley, Northamptonshire. NN13 6QR

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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

### 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.





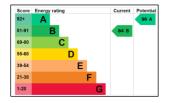
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Key Facts for Buyers:

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 upstands, 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.

#### <u>First Floor:</u>

#### 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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Front



Living Room







Hall



Living Room



Living Room



Kitchen Diner





Inner Lobby & Cloakroom



Kitchen Diner



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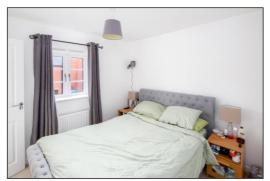
Kitchen Diner



Bathroom



Bedroom One

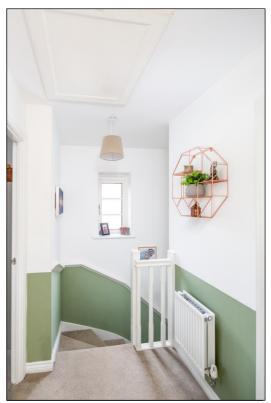


Bedroom One

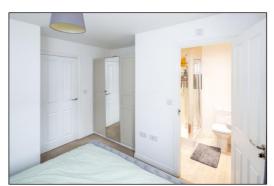


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Kitchen Diner



Landing



Bedroom One



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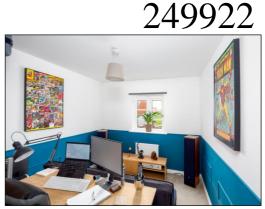




En-Suite to Bedroom One



Bedroom Three



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Bedroom Two



**Rear Elevation** 



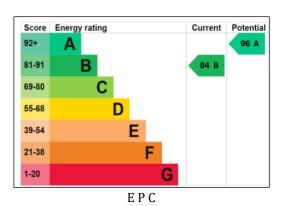
Rear Garden



Driveway Parking for 2 cars in tandem



Rear Garden



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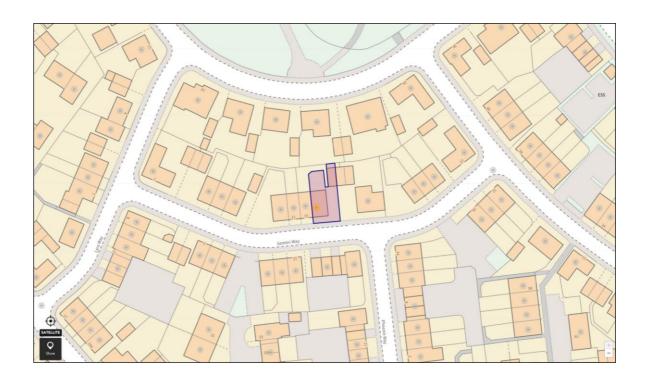


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Barton Fleming Ltd., 62 North Street, Bicester, Oxfordshire OX26 6NF T: 01869 249922 E: info@bartonfleming.co.uk W: www.bartonfleming.co.uk

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Web: www.bartonfleming.co.uk Tel: Bicester (01869) E-mail: info@bartonfleming.co.uk 62 North Street, Bicester. 0X26 6NF 249922 17 GEMINI WAY, BRACKLEY, NN13 6OR GARAGE 19'8" x 9'10" 6.00m x 3.00m TOTAL FLOOR AREA : 1030 sq.ft. (95.6 sq.m.) approx pt has been made to ensure the accuracy of the floorplan contained here, measurements, rooms and any other items are approximate and no responsibility is taken for any error, statement. This plan is for illustrative purposes only and should be used as such by any set. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given. is for illustrative pu stems and appliand r operability or effic Made with Metrop ciency can be giv pix ©2024 1ST FLOOR 419 sq.ft. (38.9 sq.m.) approx GROUND FLOOR 611 sq.ft. (56.7 sq.m.) approx. BEDROOM 2 10'10" x 8'8" 3.30m x 2.64m KITCHEN/DINER 15'7" x 9'6" 4.75m x 2.90m 10'10" x 6'8 2 30m x 2.03 \*\* LANDING EATHROOM 6'8" x 5'7" 2.04m x 1.70m LIVING ROOM 13'11" x 12'2" 4.25m x 3.71m BEDROOM 1 12'3" x 9'4" 3.73m x 2.84m ENSUIT 5'10" x 5' 1.77m x 1.0 HALL

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