

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**34 Graham Road, Bicester,
Oxfordshire. OX26 2HP**

BARTON FLEMING

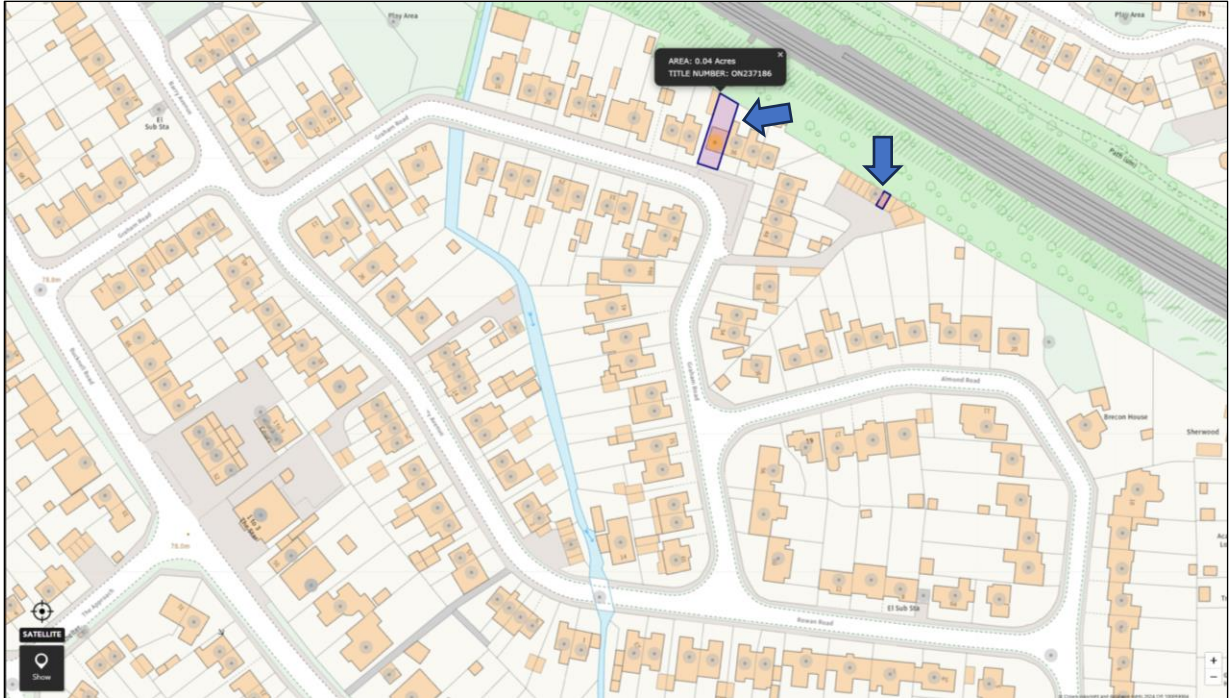
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Web: www.bartonfleming.co.uk
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

34 Graham Road, Bicester, Oxon. OX26 2HP



A Solidly Built Three Bedroom End-Terrace with a Garage-in-Block. Entrance Hall, Full Width Living Room, Kitchen-Diner, Landing, Shower Room, Separate WC, Off-Road Parking.

FREEHOLD

Offers in Excess of: £ 325,000

- ❖ Constructed with brick internal walls and a central chimney
- ❖ Entrance hall
- ❖ Kitchen diner
- ❖ Full-width 18Ft wide living room
- ❖ Landing, Three bedrooms
- ❖ Shower room, Separate WC
- ❖ Replaced 'Worcester Greenstar Ri' boiler
- ❖ PVC double glazing
- ❖ Off-road parking on block paved driveway
- ❖ Vacant, End-of-chain, Walking distance of town (about 15 mins)

VIEWING
APPOINTMENT:

DAY:

TIME:

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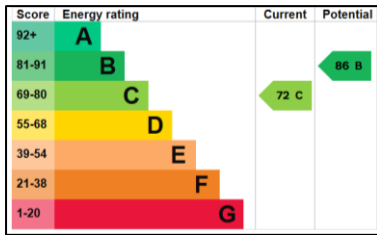
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Key Facts for Buyers:

EPC: Rating C (72)

Council Tax: Band C

Approx. £2,090 per annum.



Ground Floor:

PIR security light, part-glazed PVC door to:-

ENTRANCE HALL: 12'6 x 6'0.

Side aspect window adjoining the door, 2nd side aspect window on the staircase, laminate flooring, radiator, cupboard, telephone point, central heating thermostat.

LIVING ROOM: 17'11 x 10'11.

Front aspect PVC window, coving, radiator, TV point.

KITCHEN-DINER: 12'6 x 11'6.

Rear aspect half-glazed door to the garden, rear aspect PVC window, plain plaster ceiling, laminate flooring, radiator, space for table & 4 chairs, wall mounted 'Worcester Greenstar Ri' boiler mounted inside the wall unit by the window, filter & programmer. Range of tall, base and wall units with roll edge laminate worktops and tiled surrounds, 1000mm base unit with two 500mm doors, double drainer stainless steel sink, space for washer, space for under counter fridge, space for slot-in gas cooker, 500mm larder unit, 1000mm corner base unit with a 500mm door, 1000mm base unit with two 500mm doors, 500mm base unit.

First Floor:

LANDING:

Side aspect PVC window on the staircase, plain plaster ceiling, loft hatch, airing cupboard, telephone point.

SEPARATE WC: 6'4 x 2'10.

Side aspect PVC window, low level WC.

SHOWER ROOM: 5'6 x 4'8.

Rear aspect PVC window, radiator, vinyl flooring, 860mm x 680mm shower enclosure with Triton AS2000SR shower, wash hand basin with cupboard under.

BEDROOM ONE: 14'2 x 10'0.

Front aspect PVC window, plain plaster ceiling, radiator.

BEDROOM TWO: 10'11 x 7'6.

Front & side aspect PVC windows, plain plaster ceiling, radiator.

BEDROOM THREE: 9'5 x 6'7.

Rear aspect PVC window, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: Refer to photograph

Off-road parking on block paving with a dropped curb, for one car.

REAR GARDEN: Refer to photographs

Side gate, tap, patio, outside store under the staircase.

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Front & Driveway Parking



Hall



Kitchen Diner



Hall



Kitchen Diner



Kitchen Diner



Living Room



Living Room

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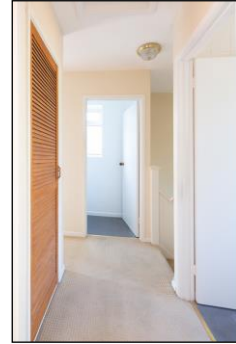
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Living Room



Stairs, Landing with airing cupboard & WC off



Separate WC and Shower Room



Bedroom Three



Bedroom Two



Bedroom Two



Bedroom One



Bedroom One

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Rear Garden



Rear Garden



Rear Elevation



Garage in Block



Rear Garden Overview

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Notes for Solicitors:

The property is on a single title No. ON237186 and encompasses two parcels; the house plot and the garage-in-block, refer to the plan on page 2.

Please be advised that this is a probate property and as such replies to enquiries may be limited by an absence knowledge to specific questions.

While the property is close to the River Bure it is on much higher ground and the flood risk is quoted as 'very low'.

The owners are planning to remove the polystyrene tiles in bedroom one, and make good, in order to comply with lending survey requirements.

Link to the EPC: use OX26 2HP & No. 34
<https://www.gov.uk/find-energy-certificate>

Link to Building Control for the replaced electrical consumer unit in 2011:
<https://planningregister.cherwell.gov.uk/BuildingControl/Display/CP/ELECSA/00517/2015>

Link to Building Control for the cavity wall insulation in 2006:
<https://planningregister.cherwell.gov.uk/BuildingControl/Display/CWI/00382/2006>

There is no Building Control for the replaced boiler.
<https://planningregister.cherwell.gov.uk/Search/UPRNAApplicationSearch>

There is no Fensa registration for the PVC windows.
<https://forms.fensa.org.uk/fensa-certificate/SearchByPostcode/>

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