

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



11 Oxford Road, Kirtlington, Oxfordshire. OX5 3HD

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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

Key Facts for Buyers:

EPC: Rating of C (75).
Council Tax: Band C
Approx. £2,090 per annum.

Ground Floor:

OPEN PORCH:

Outside courtesy light, part-glazed security front door to:

ENTRANCE HALL: 11'9 x 6'2

Front aspect PVC window, plain plaster ceiling, "Karndean" flooring, radiator, telephone master socket, Broadband hub, staircase, digital central heating thermostat.

LIVING ROOM: 11'10 x 10'11

Front aspect PVC window, plain plaster ceiling, "Karndean" flooring, radiator, open plan to:

OPEN PLAN KITCHEN DINER: 14'7 narrowing to 11'5 x 18'9 narrowing to 12'2

Rear aspect PVC window, plain plaster ceiling, "Karndean flooring", radiator.

Dining Area: Space for dining table to seat 10, breakfast bar.

Kitchen Area: Rear aspect PVC window, side aspect half glazed PVC doors to alley, plain plaster ceiling, downlighting, "Karndean" flooring, built-in understairs larder. Range of base and eye level units, square edge laminate worksurfaces, tiled surrounds, space for upright fridge freezer, 500mm base unit, stainless steel and glass fan oven/grill, 4-ring electric ceramic hob, 970mm corner base unit with 500mm door, 600mm cutlery and pan drawer, 600mm based unit, stainless steel sink, space for dishwasher.

ALLEY: 9'0 x 3'0

Half glazed PVC doors to front and back, plain plaster ceiling, "Karndean" flooring.

WC:

Front aspect window, plain plaster ceiling, extractor fan, "Karndean" flooring, electric radiator.

UTILITY:

Rear aspect window, plain plaster ceiling, extractor fan, "Karndean" flooring, electric radiator, worksurface, tiles surrounds, space for washing machine, 13amp power.

First Floor:

LANDING: 7'7 x 6'4

Side aspect coated aluminium window, plain plaster ceiling, access to loft space, airing cupboard enclosing "Worcester" boiler.

BATHROOM: 6'5 x 5'7

Rear aspect coated aluminium window, plain plaster ceiling, downlighting, "Karndean" flooring, chrome heated towel rail, panel enclosed bath with mixer tap, thermostatic shower over, fixed rain head and second hand held head, screen, built-in furniture with cupboard and drawers, single moulded counter top and sink, concealed cistern dual flush WC, large mirror.

BEDROOM ONE: 12'0 x 10'8

Rear aspect coated aluminium window, plain plaster ceiling, radiator.

BEDROOM TWO: 12'2 x 10'7

Front aspect coated aluminium window, plain plaster ceiling, radiator.

BEDROOM THREE: 9'3 x 7'9 including bulkhead shelf

Front aspect coated aluminium window, plain plaster ceiling, radiator, bulkhead shelf.

Outside:

FRONT GARDEN: refer to photograph

Approx 28 ft x 20 ft.

REAR GARDEN: refer to photographs

Approx 90ft x 28ft, 280⁰ magnetic West, patio.

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Front



Entrance Porch



Entrance Hall



Entrance Hall



Living Room



Living Room



Open Plan Kitchen Diner



Open Plan Kitchen Diner

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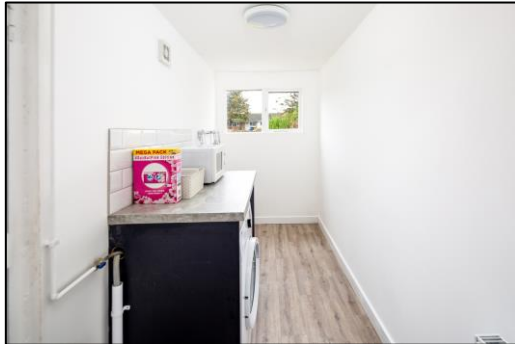
Open Plan Kitchen Diner



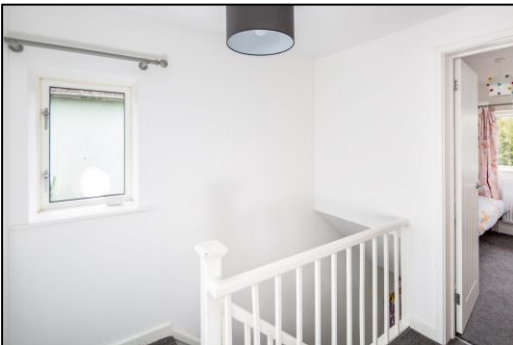
Open Plan Kitchen Diner



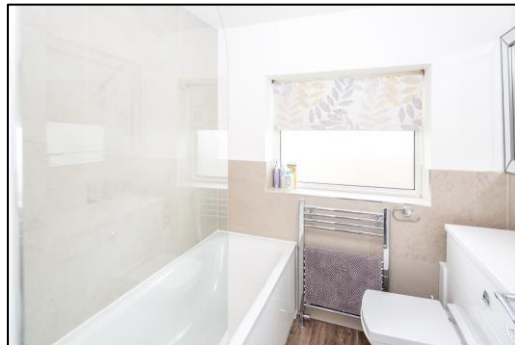
Alley and WC



Utility Room



Landing



Bathroom



Bedroom One



Bedroom One

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Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



90 Ft long x 28 Ft wide Rear Garden

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90 Ft long x 28 Ft wide Rear Garden



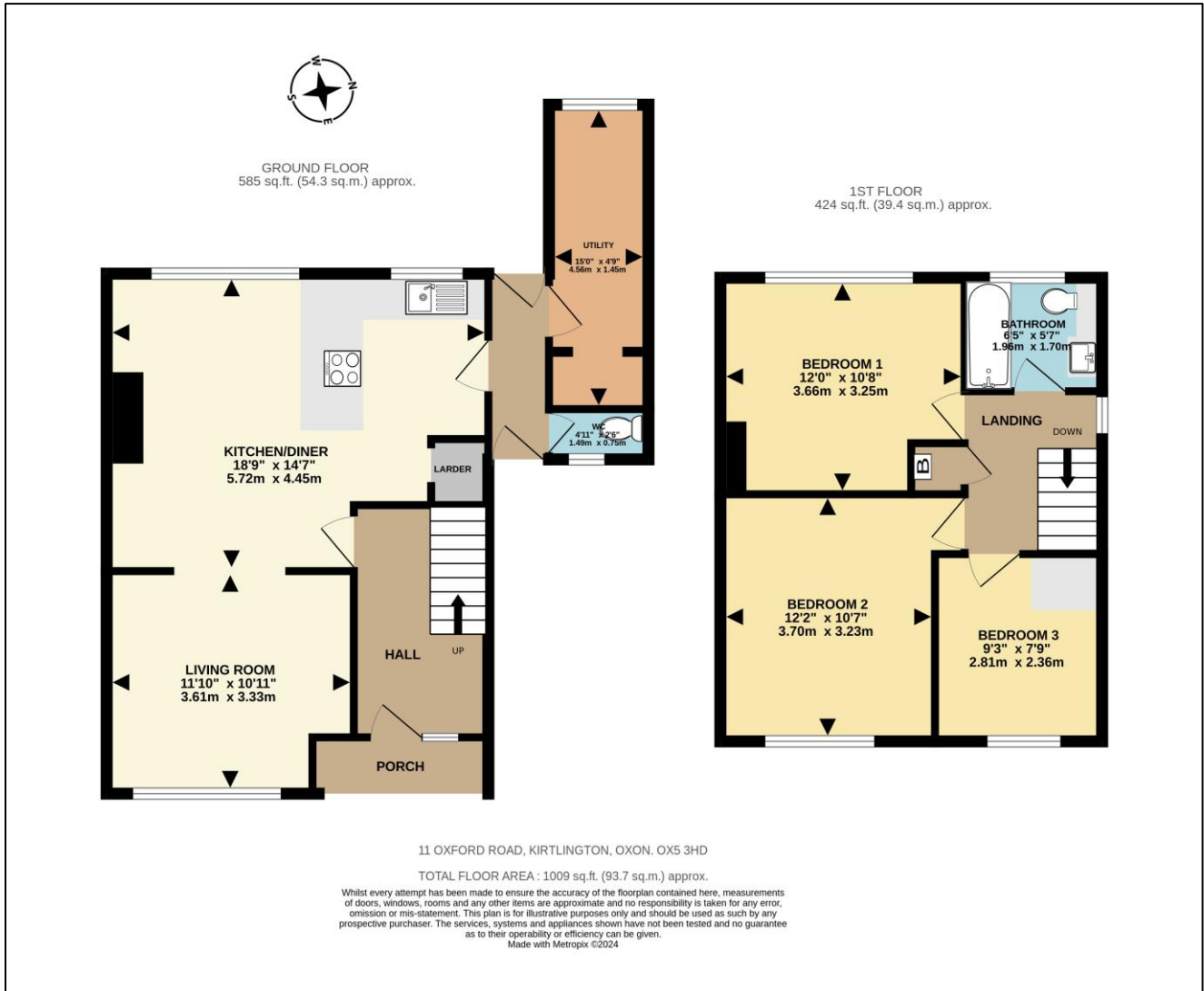
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