

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



153 Willow Drive, Southwold, Bicester, Oxon. OX26 3XF

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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

153 Willow Drive, Southwold, Bicester, Oxon. OX26 3XF



**Two Bedroom Mid-Terraced House with South West Facing
Rear Garden, Conservatory, and Garage & Driveway
plus Hall, Kitchen, Lounge-Diner, Landing,
Two Double Bedrooms and a Bathroom.**

FREEHOLD

£ 285,000

- ❖ Sloping Open Porch
- ❖ Entrance Hall
- ❖ Kitchen
- ❖ Lounge Diner
- ❖ Conservatory
- ❖ Landing
- ❖ Three Bedrooms and Bathroom
- ❖ Front and Rear Gardens
- ❖ Garage and Driveway Parking
- ❖ Close to Local Amenities

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of C (69).

Council Tax: Band B
Approx. £1,829 per annum.

Ground Floor:

SLOPING OPEN PORCH:

Outside gas and electric meter boxes, outside courtesy light, part-glazed security front door to:

ENTRANCE HALL:

Vinyl flooring, radiator, BT master socket and broadband hub, staircase, understairs cupboard.

KITCHEN: 10'4 x 6'1

Front aspect leaded light PVC window, laminate flooring, wall mounted "Worcester" boiler. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, space for upright fridge freezer, 800mm corner base unit with 400mm door, 200mm rack, two 400mm base units, space for slot-in electric cooker, stainless steel splashback, extractor hood, 300mm base unit, 1200mm corner base unit with 600mm door, 1½ bowl stainless steel sink, space for washing machine.

LOUNGE DINER: 13'9 x 11'9

Rear aspect PVC French doors to conservatory, coving, radiator, TV point.

CONSERVATORY: 9'0 x 8'1

Brick cavity base, PVC French doors and window sections, polycarbonate roof, laminate floor.

First Floor:

LANDING:

Access to loft space.

BATHROOM: 6'5 x 5'7

Extractor fan, downlighting, vinyl flooring, chrome heated towel rail, dual flush close coupled WC, pedestal wash hand basin, shaver socket, panel enclosed bath with mixer tap, thermostatic shower over, sliding head support, screen, tiled surrounds.

BEDROOM ONE: 11'9 x 8'5

Rear aspect PVC window, radiator, coving, built-in wardrobe.

BEDROOM TWO: 8'10 x 8'5 widening to 9'9 plus built-in wardrobe

Front aspect PVC window, radiator, over-stairs bulkhead cupboard, built-in wardrobe.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

GARAGE:

Up and over door, eaves storage, driveway parking for one car.

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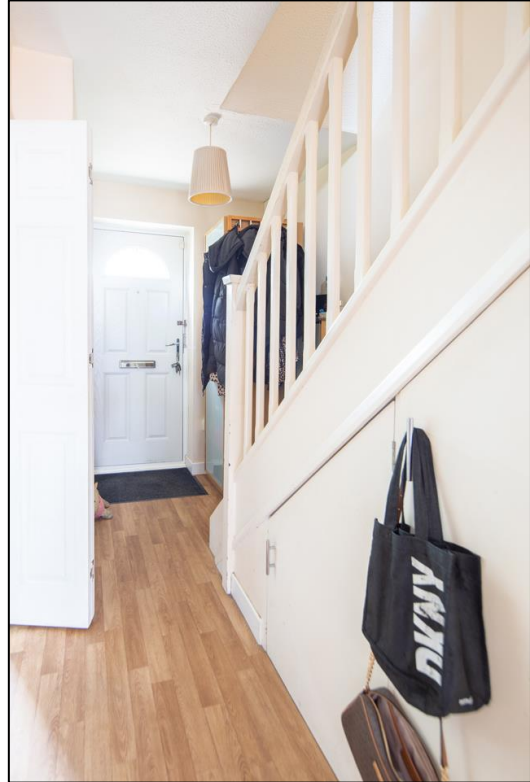
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Front



Kitchen



Entrance Hall



Kitchen



Kitchen



Lounge Diner



Lounge Diner

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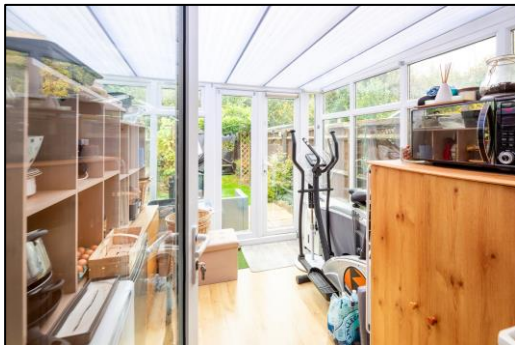
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Lounge Diner



Conservatory



Bedroom Two



Bedroom Two



Bedroom Two

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Bedroom One



Bedroom One



Bathroom



Bathroom



Rear Garden

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Rear Elevation



Outlook to Rear



Garage and Driveway Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

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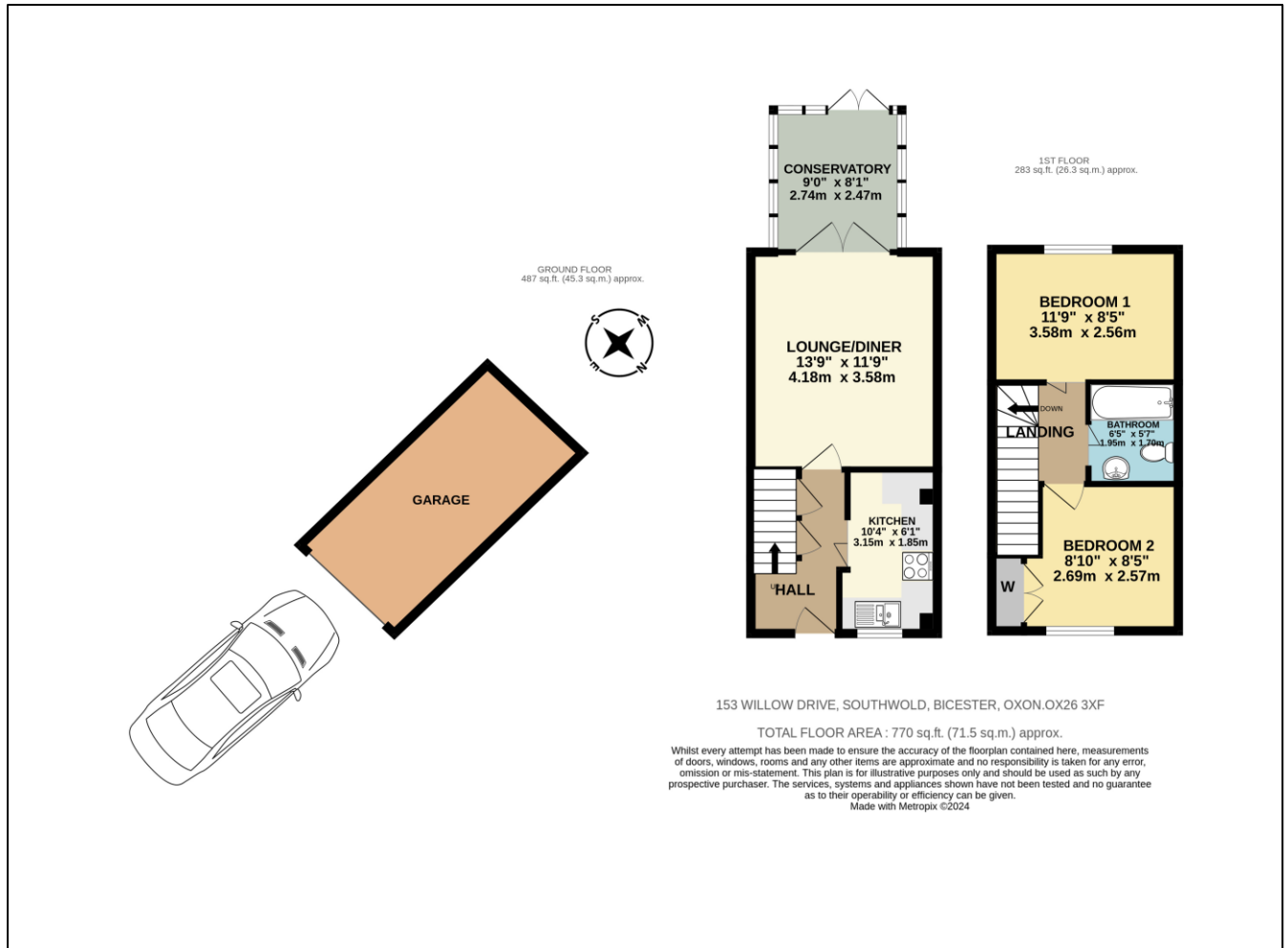
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