•INDEPENDENT ESTATE AGENTS



11 Woodpecker Close, Bicester, Oxfordshire. OX26 6WY

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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

11 Woodpecker Close, Bicester, Oxfordshire. OX26 6WY



Two Bedroom Terraced House with Living Room, Kitchen, Dining/Conservatory, Bathroom and En-Suite, Rear Garden and Two Parking Spaces

FREEHOLD

- Pitched Open Porch
- Entrance Hall
- Living Room
- Kitchen
- Dining/Conservatory
- Landing
- Two Bedrooms
- Bathroom and En-Suite
- Rear Garden
- Two Parking Spaces



<u>VIEWING</u> APPOINTMENT:	
DAY:	
TIME:	



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Key Facts for Buyers:

EPC: Rating C (69) **Council Tax**: Band C Approx. £2,090 per annum.

Ground Floor:

PITCHED OPEN PORCH:

Outside courtesy light, part glazed security front door to:

ENTRANCE HALL:

Radiator, high quality strip vinyl flooring, staircase.

LIVING ROOM: 14'11 x 10'5

Front aspect PVC window, two radiators, fireplace with electric fire, BT master socket.

KITCHEN BREAKFAST ROOM: 13'6 x 8'8

Open plan to conservatory/dining, plain plaster ceiling, polished floor tiles, radiator, understairs cupboard. Range of tall base and eye level units, laminate worksurfaces, laminate upstands, 600mm tall unit, double cavity fan oven/oven grill, 1000mm corner base unit with 500mm door and kidney trays, 300mm base unit, 600mm pan drawers, 4-ring stainless steel gas hob, stainless steel splashback, extractor hood, integrated microwave, 760mm corner base unit with 450mm door, 600mm base unit. 1¹/₂ bowl stainless steel sink, space for washing machine, 400mm drawers, space for upright fridge freezer, space for breakfast table and chairs.

DINING/CONSERVATORY: 11'4 x 8'0

Rear aspect PVC French doors and windows either side, plain plaster ceiling, polished floor titles, TV point.

First Floor:

LANDING:

Access to loft space, airing cupboard enclosing "Ideal Logic combi C30" boiler.

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BATHROOM: 6'3 x 6'1

Rear aspect PVC window, plain plaster ceiling, extractor fan, high quality vinyl strip flooring, panel enclosed bath, pedestal wash hand basin, close coupled WC.

BEDROOM ONE: 11'7 x 10'5 plus built-in wardrobe

Front aspect PVC window, plain plaster ceiling, coving, built-in 2-door wardrobe.

EN-SUITE: 5'3 x 5'0

Front aspect PVC window, extractor fan, radiator, high quality strip vinyl flooring, shower with thermostatic shower, sliding head support, close coupled WC, pedestal wash hand basin.

BEDROOM TWO: 10'1 x 7'1 plus builtin wardrobe

Rear aspect PVC window, radiator, built-in 2-door wardrobe.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs Gate

PARKING:

Two parking spaces, one opposite and one to the right.



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Front



Living Room



Kitchen



Kitchen





Entrance Hall



Living Room



Kitchen open plan to Dining/Conservatory



Kitchen

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Dining/Conservatory



Bedroom One



Bedroom One



Bedroom Two



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Bathroom



Bedroom One





En-Suite to Bedroom One



Parking Spaces

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Company No. 07597897 Registered Office: 6a St Andrews Court, Wellington Street, Thame, OX9 3WT



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Rear Garden



Nearby Park



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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 GROUND FLOOR 407 sq.ft. (37.8 sq.m.) appr DINING CONSERVATORY 11'4" x 8'0" 3.45m x 2.44m 1ST FLOOR 317 sq.ft. (29.4 sq.m.) approx. KITCHEN/ BREAKFAST ROOM 13'6" x 8'8" 4.11m x 2.63m BEDROOM 1 11'7" x 10'5" 3.52m x 3.18m LIVING ROOM 14'11" x 10'5" 4.54m x 3.18m 11 WOODPECKER CLOSE, NEW LANGFORD, BICESTER, OXON. OX26 6WY TOTAL FLOOR AREA : 723 sg.ft. (67.2 sg.m.) approx seen made to ensure the accuracy of the floorpin contained here, main and any other items are approximate and no responsibility is taken for int. This plan is for illustrative purposes of why and should be used as as services, systems and appliances shown have no them tested and i as to their operability or efficiency can be given. Made with Metroxik 2020

These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make or give and neither Barton Fleming nor any person in their employment, has authority to make or give any representation or warranty whatsoever in relation to this property. Land Registry Plans are provided as guidance only and while LRP documents are generated from what is registered at the point at when the plans are downloaded for use in these particulars they are not guaranteed to represent the property title at any given moment. Buyers should satisfy themselves through their solicitor as to the accuracy of the land registration at any given moment.



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