

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



11 Woodpecker Close, Bicester, Oxfordshire. OX26 6WY

BARTON FLEMING

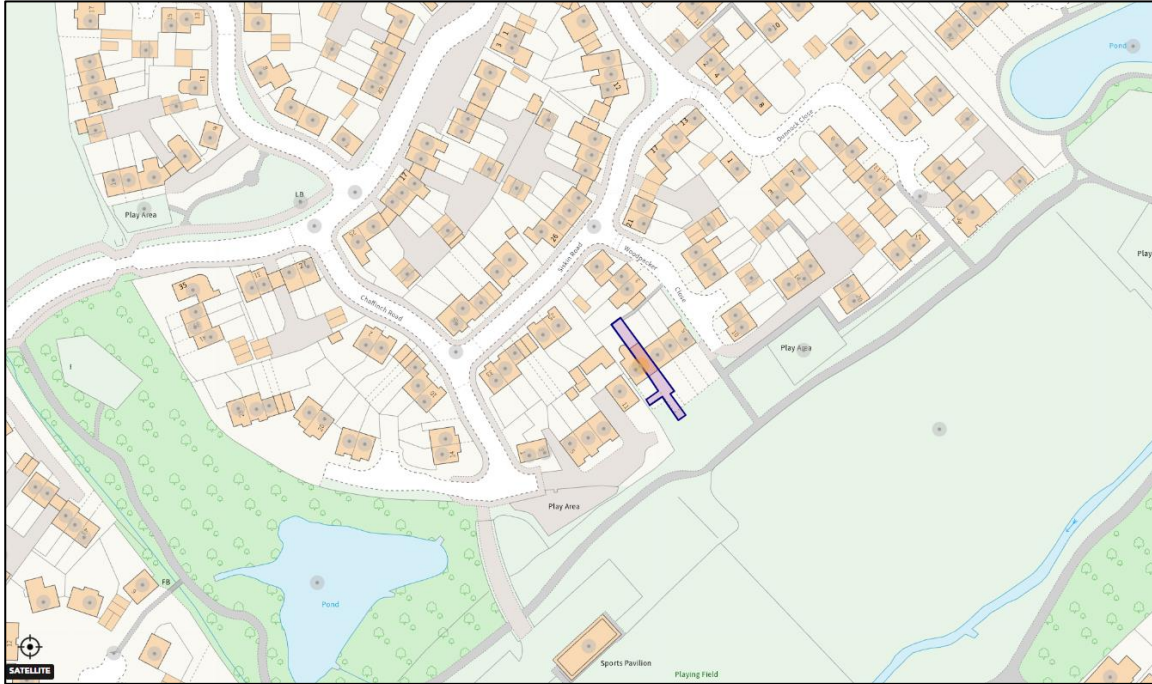
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

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

£ 319,950

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

VIEWING
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, 1½ 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 tiles, TV point.

First Floor:

LANDING:

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

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 built-in 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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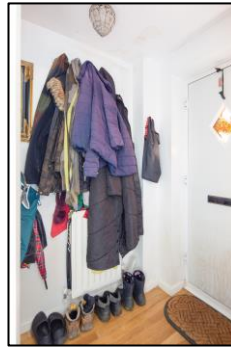
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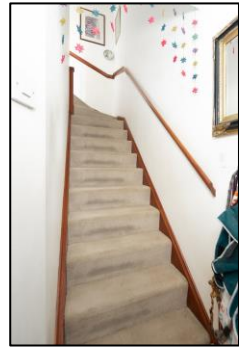
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Front



Entrance Hall



Living Room



Living Room



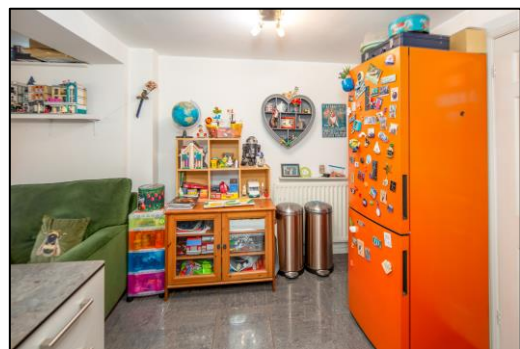
Kitchen



Kitchen open plan to Dining/Conservatory



Kitchen



Kitchen

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Dining/Conservatory



Bathroom



Bedroom One



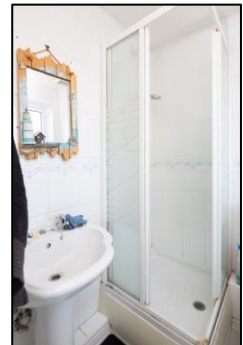
Bedroom One



Bedroom One



En-Suite to Bedroom One



Bedroom Two



Parking Spaces

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Rear Garden



Nearby Park

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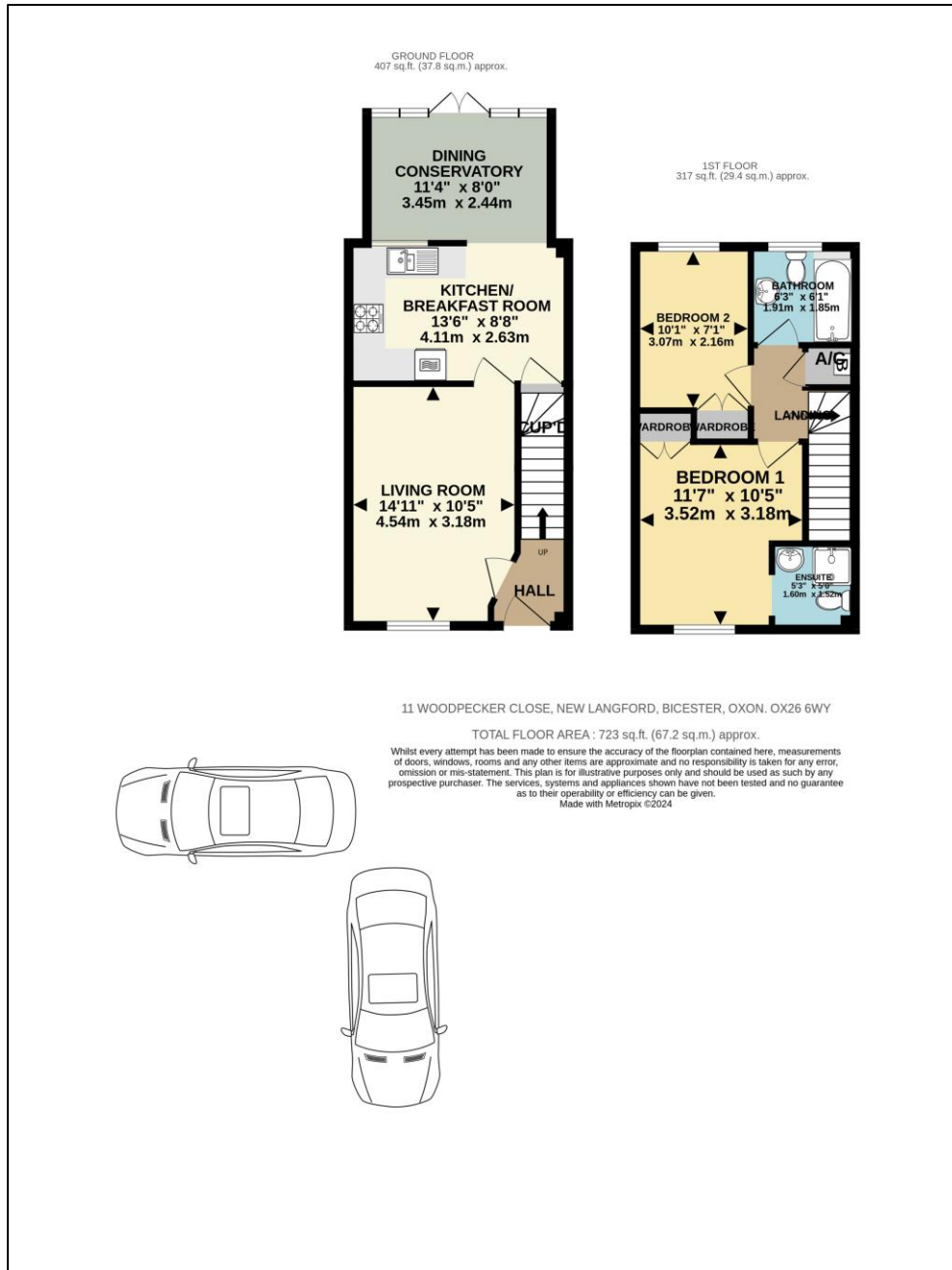
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