

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



**2 Priory Road, Just Off The Town Centre,
Bicester, Oxfordshire. OX26 6BH**

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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

2 Priory Road, Bicester, Oxon. OX26 6BH



**Conveniently Located Between Bicester Village Station and Town.
Extended and Re-configured to turn this 1930's Semi-Detached
into a bright, airy and highly functional contemporary home
with a cloakroom, large bathroom, and en-suite shower room.**

FREEHOLD

Offers in Excess of: £ 475,000

- ❖ Art Deco Open Porch with fluted pillars
- ❖ Entrance Hall Re-configured to be longer, original banister
- ❖ Cloakroom, Under-stairs boiler & shoe cupboards
- ❖ Living Room with original brick fireplace & pine flooring (under the carpet)
- ❖ Extended and full width glazed across the back to create:
- ❖ Open Plan Area with Kitchen Breakfast with Centre Island to:
- ❖ Open Plan Dining-cum-Family Room
- ❖ Landing, Two First Floor Bedrooms
- ❖ Re-Configured Large Bathroom with separate shower
- ❖ Loft (refer to photos), Parking for 2 cars, Landscaped Garden.

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Key Facts for Buyers:

EPC: 69,C.



Council Tax: Band D, approx. £2,315

Ground Floor:

Outside courtesy lights, Art Deco fluted porch pillars, tiled step, part glazed security front door to:-

ENTRANCE HALL:

Side aspect PVC door to sideways lean-to, side aspect PVC window, plain plaster ceiling, radiator, and partial under-floor heating (wet system), ceramic tiled floor, under-stairs cupboard enclosing 'Worcester Greenstar 30si Compact Erp Condensing Boiler', electricity meter, metal cased RCB/MCB electricity consumer unit, 2nd under-stairs cupboard for shoes etc, 'Hive' central heating web-based programmer /thermostat, Art Deco staircase.

CLOAKROOM: 5'8 x 2'11.

Side aspect PVC window, plain plaster ceiling, extractor fan, down lighting, ceramic tiled floor with under-floor heating, half tiled walls, concealed cistern dual flush WC, wash hand basin.

LIVING ROOM: 13'4 x 10'10.

Front aspect PVC bay window, plain plaster ceiling, deep coving, period brick working open fireplace, radiator, fitted cupboard to the side of the chimney breast, TV point, original brad nailed pine floorboards under the carpet, CAT socket, 'Virgin' fibre broadband hub.

OPEN PLAN LIVING AREA: 22'7 deep.

KITCHEN BREAKFAST AREA: 14'4 x 13'2.

Open plan to dining-cum-Family Area, plain plaster ceiling, down lighting, high quality strip laid vinyl flooring. Range of tall, base and wall units with a breakfast bar central island, mirror fleck Quartz worktops, tiled surrounds, integrated washing machine, integrated dishwasher, 800mm corner base unit, 1½ bowl 'Franke' stainless steel sink, integrated bins, 960mm corner base unit 500mm door and kidney trays, 600mm cutlery and pan drawers, 'Rangemaster Infusion' range cooker with 5 gas rings, two ovens and grill, stainless steel extractor hood, integrated 60:40 fridge freezer, centre island two sets 900mm pan drawers & breakfast bar.

DINING-cum-FAMILY ROOM: 17'7 x 9'5.

Large sky lantern, plain plaster ceiling, rear aspect aluminium patio doors across the full width, under floor heating.

First Floor:

LANDING:

Side aspect PVC window, plain plaster ceiling, door to space saver staircase to the loft, under floor heating control for the bathroom.

BATHROOM: 9'5 x 6'10.

Rear and side aspect PVC windows, plain plaster ceiling, fully tiled walls, chrome heated towel rail, double ended centre tap bath with mixer tap and shower attachment, wash hand basin and cupboard under, shaver socket, close coupled WC, shower enclosure with thermostatic shower plus fixed rain head and 2nd hand-held head with sliding head support.

BEDROOM ONE: 11'9 x 11'9.

Front aspect PVC bay window, plain plaster ceiling, built-in wardrobe, radiator, CAT socket.

EN-SUITE SHOWER ROOM: 6'3 x 4'4.

Front and side aspect PVC windows, plain plaster ceiling, extractor fan, down lighting, ceramic tiled floor, shower enclosure with thermostatic shower and sliding head support, dual flush close coupled WC, wash hand basin and cupboard under, shaver socket, heated towel rail, fully tiled walls.

BEDROOM TWO: 12'10 x 10'5.

Rear aspect PVC window, plain plaster ceiling, radiator.

LOBBY TO LOFT:

'Space saver' staircase to loft.

Loft:

LOFT: 11'5 x 11'5 (majority height limited).

Rear aspect 'Velux' skylight, plain plaster ceiling, down lighting, radiator, eaves storage access, telephone point, CAT socket. (Note: This loft space is not signed off for building control so, is not classed as residential living space.)

Outside:

FRONT GARDEN: Refer to photo.

Outside gas meter box, parking for two cars side-by-side, electric car charging point.

REAR GARDEN: Refer to photos.

Landscaped, side lean-to.

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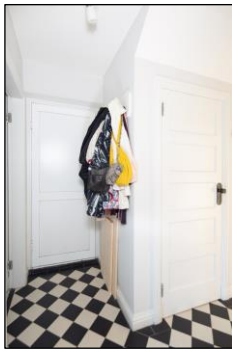
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Front & Off-Road Parking for 2 cars



Entrance Hall
With original Art Deco banister



Hall door to Lean-to & Cloakroom



Living Room
With original fireplace
(Pine wood floorboards under the carpet)



Living Room



Living Room



Kitchen Breakfast Area



Kitchen Breakfast Area

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Kitchen Breakfast Area
Open plan to Dining-cum-Family Room



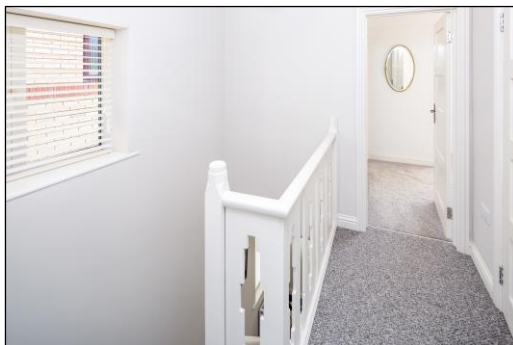
Kitchen - Range Cooker etc.



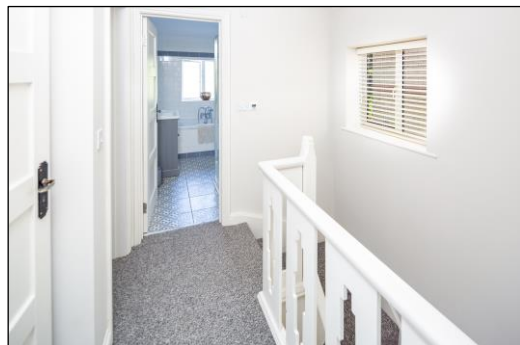
Dining-cum-Family Room



Dining-cum-Family Room



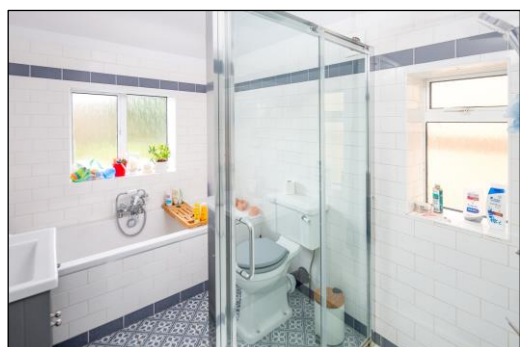
Landing



Landing



Bathroom



Bathroom

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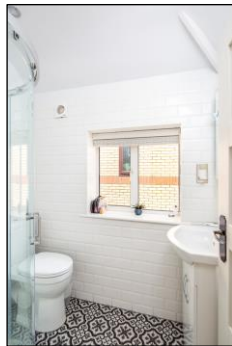
Bedroom One



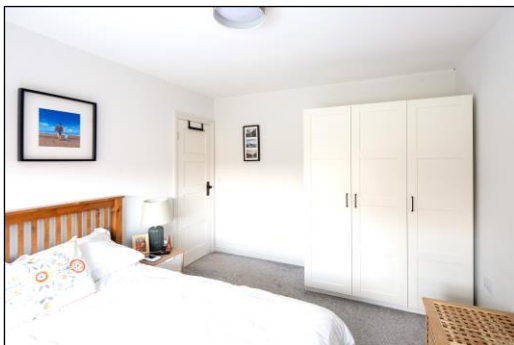
Bedroom One



En-Suite Shower Room



Loft



Bedroom Two



Bedroom Two



Rear Garden



Rear Garden

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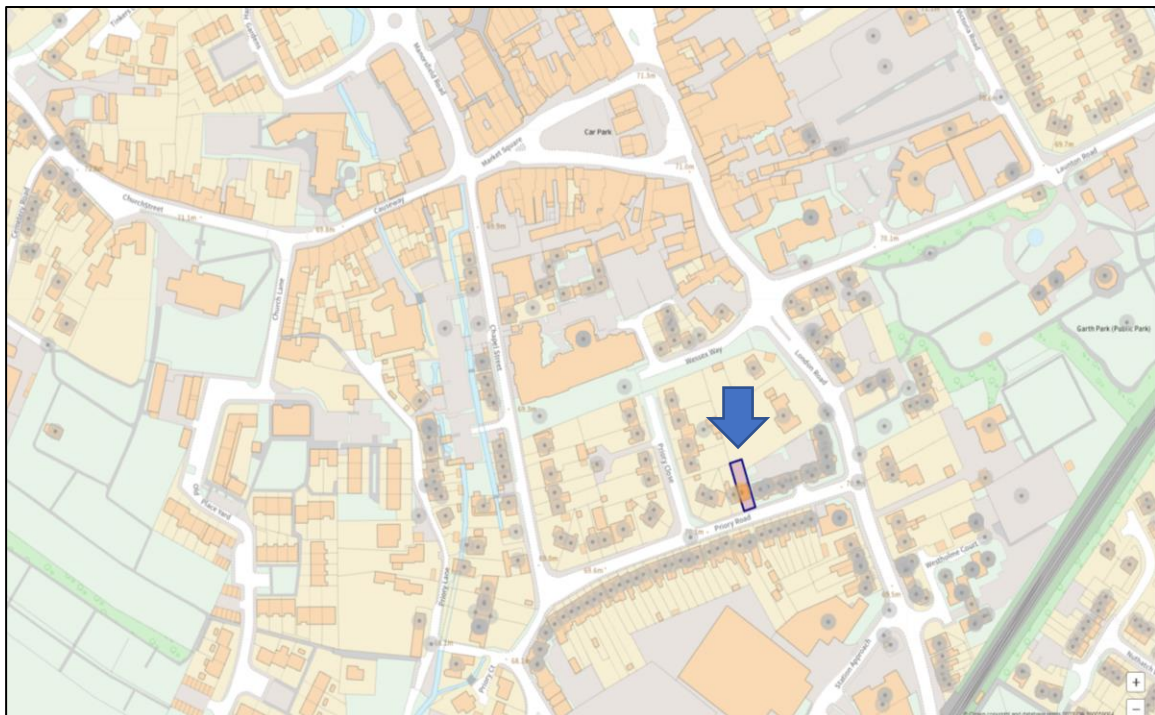
Rear Garden



Rear Garden



Rear Outlook Panorama from Loft Velux



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