

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



34 Bassett Avenue, Bicester, Oxfordshire. OX26 4TZ

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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

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Three Bedroom End of Terrace House with Cloakroom, Living Room, Dining Room, Kitchen Breakfast Room Extension and Utility (formerly the Kitchen), Shower Room, Garage and Block Paved Parking to the Front

FREEHOLD (ON 134149)

£ 365,000

- ❖ Entrance Hall
- ❖ Living Room, open plan to Dining Room
- ❖ Utility Room (formerly the Kitchen)
- ❖ Cloakroom
- ❖ Kitchen Breakfast Room Extension
- ❖ Landing
- ❖ Three Bedrooms and Shower Room
- ❖ Garage and Block Paved Driveway Parking to Front
- ❖ Rear Garden
- ❖ Close to Local Amenities and Walking Distance to Train Station

VIEWING
APPOINTMENT:

DAY:

TIME:

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Ground Floor:

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

ENTRANCE HALL: 7'5 x 5'5

Front aspect PVC window, side aspect PVC window, radiator, laminate flooring, staircase.

LIVING ROOM: 14'9 x 12'7 narrowing to 9'0

Front aspect PVC window, coving, two radiators, telephone point, TV point, unsubscribed to Virgin box, wooden flooring, open plan to:

DINING ROOM: 11'6 x 8'1

Coving, wooden flooring, open plan to kitchen/breakfast extension.

UTILITY ROOM (formerly the kitchen): 8'3 x 7'5

Side aspect half glazed PVC door, coving, RCD/MCB electricity consumer unit, built-in cupboards, ceramic tiled flooring, wall mounted "Vaillant Eco Fit Pure" boiler (*installed 23/03/2022*), space for tumble dryer, space for washing machine, worksurface and shelving.

CLOAKROOM: 3'3 x 2'5

Coving, extractor fan, ceramic tiled floor, dual flush close coupled WC, pedestal wash hand basin.

KITCHEN BREAKFAST EXTENSION: 15'1 x 8'10

Side and rear aspects PVC windows, rear aspect PVC French doors, access to loft space, coving, ceramic tiled floor, radiator, space for breakfast table and chairs and upright fridge freezer. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, 250mm space for bin, 600mm cutlery and pan drawers, 1000mm "Flavel" range cooker with 7 gas rings, two electric ovens, one electric grill and proving oven, 900mm x 900mm corner base unit with two 300mm doors and carousel, 600mm base unit, 1000mm corner base unit with 500mm door and magic wire baskets, 1000mm base unit with two 500mm doors, round stainless steel sink and drainer, space for dishwasher.

First Floor:

LANDING:

Side aspect PVC window, access to loft space, radiator, overstairs bulkhead cupboard, built-in cupboard.

SHOWER ROOM: 7'5 x 5'6

Rear aspect PVC window, heated towel rail, vinyl flooring, bath sized shower enclosure with thermostatic shower and rain head, second hand held head, sliding head support, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM ONE: 14'10 narrowing to 12'4 x 9'1

Front aspect PVC window, radiator.

BEDROOM TWO: 11'5 x 8'2

Rear aspect PVC window, radiator.

BEDROOM THREE: 8'1 x 6'4

Front aspect PVC window, radiator, laminate flooring.

Outside:

FRONT GARDEN: refer to photograph

Block paved parking for two cars side by side.

REAR GARDEN: refer to photographs

Side gate.

GARAGE: 21'10 x 11'1 (approx. 5ft deeper and 3ft wider)

Larger than standard, up and over door, light and power, rear access window, side aspect door (*needs new window to side*).

Key Facts for Buyers:

EPC: On Order

Council Tax: Band D

Approx. £2,351 per annum.

Freehold: ON134149

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Entrance Hall



Entrance Hall



Living Room



Living Room



Dining Room open plan to Kitchen Breakfast Extension

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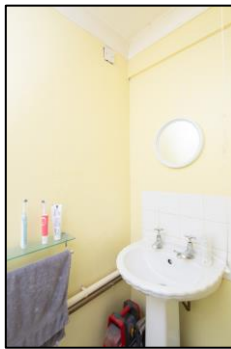
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Utility Room (formerly the Kitchen)



Utility Room (formerly the Kitchen)



Cloakroom



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room

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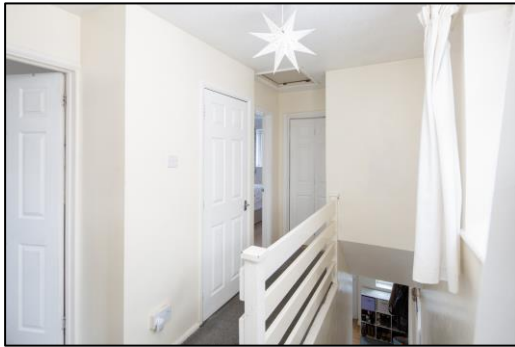
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Landing



Landing



Bedroom One



Bedroom One



Bedroom Three



Bedroom Two



Bedroom Two

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Shower Room



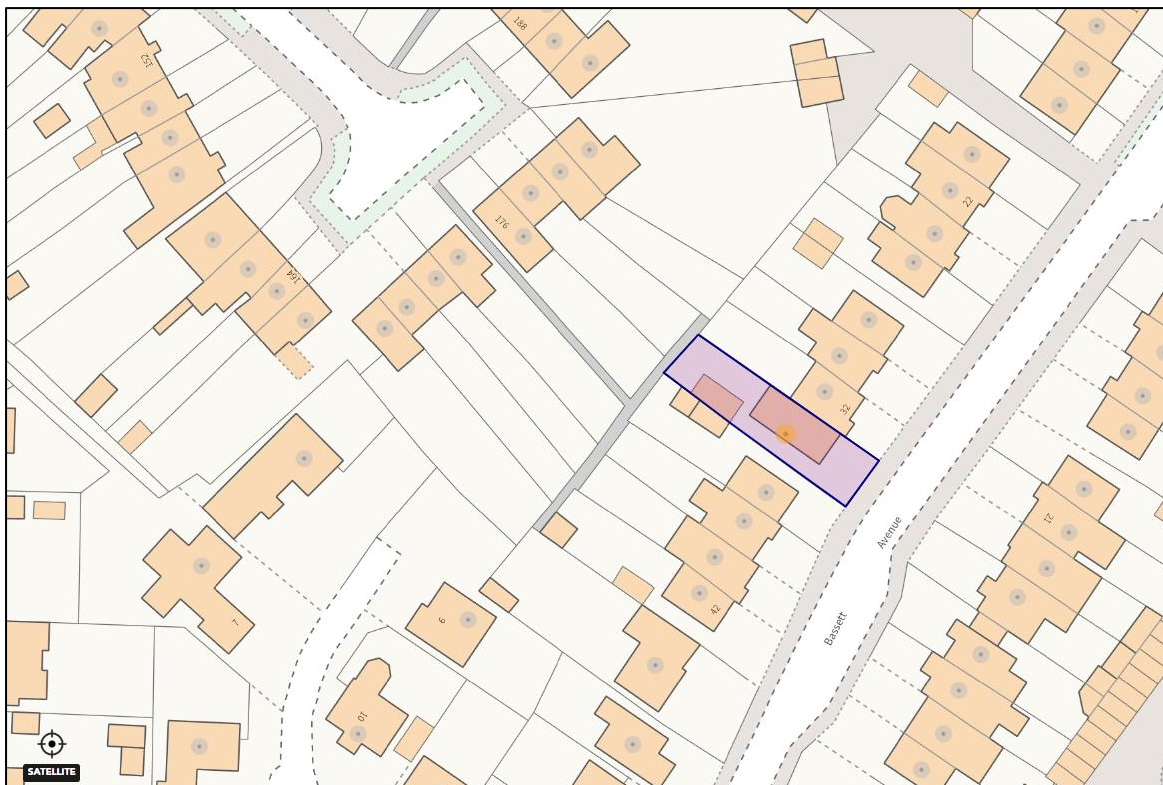
Rear Garden



Rear Garden and Garage



Rear Garden Overview



Land Registry Plan

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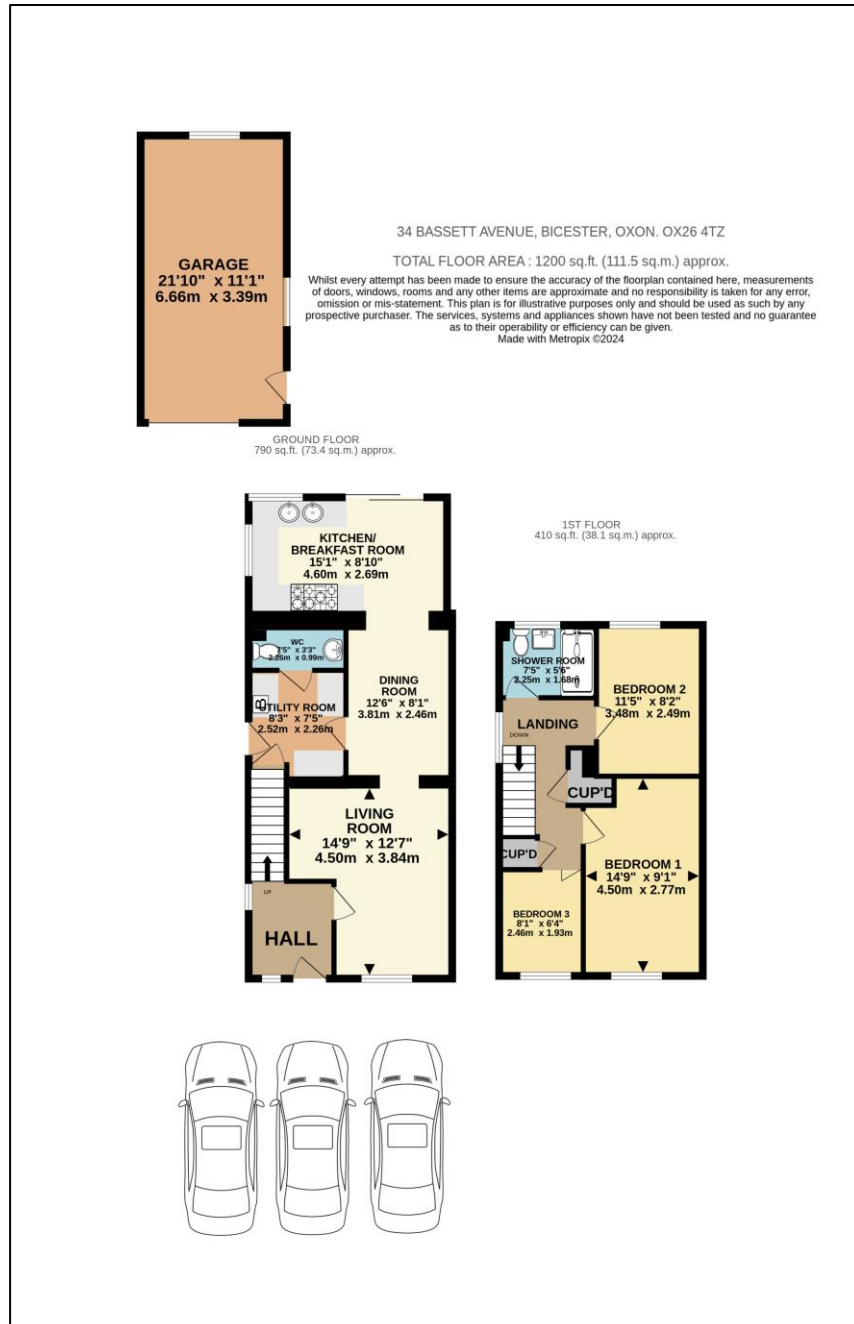
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