

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



6 Heron Court, Bicester, Oxfordshire. OX26 6XU

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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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Newly Decorated and Carpeted Throughout, a Two Bedroom Terraced House with Living Room, Kitchen Diner, Bathroom and En-Suite, Front and Rear Gardens, Off-Road Parking for Two Cars.

FREEHOLD

Offers in Excess of: £ 274,250

- ❖ Entrance Hall
- ❖ Kitchen Diner
- ❖ Living Room
- ❖ Landing
- ❖ Two Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Off-Road Parking for Two Cars
- ❖ Newly Carpeted and Decorated
- ❖ Vacant – End of Chain
- ❖ Close to Local Amenities

VIEWING
APPOINTMENT:

DAY:

TIME:

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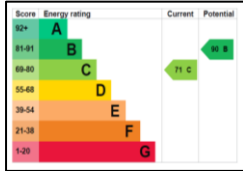
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Key Facts for Buyers:

EPC: Rating of C (71)



Council Tax: Band C
Approx. £2,090 per annum.

Ground Floor:

SLOPING OPEN PORCH:

Outside courtesy light, outside electricity meter box, part leaded-light glazed PVC front door.

ENTRANCE HALL:

Plain plaster ceiling, downlighting, coving, metal cased RCD/MCB electricity consumer unit, radiator, new footwell type ribbed carpet.

KITCHEN DINER:

Front aspect PVC window, wall mounted "Baxi" boiler and programmer, vinyl flooring, BT master socket, space for table and chairs, radiator. Range of base and eye level units, 400mm base unit, 1035mm space for washing machine and further appliance, 1000mm corner base unit with 500mm door, 800mm base unit with two 400mm doors, fan oven/grill, 4-ring gas hob, extractor hood, 500mm base unit, 1100mm appliance space and cold water feed and power.

LIVING ROOM:

Rear aspect PVC French doors, radiator, new carpet, TV point, staircase.

First Floor:

LANDING:

Access to loft space.

BATHROOM:

Rear aspect PVC window, plain plaster ceiling, downlighting, ceramic tiled floor, chrome heated towel rail, double ended spa bath, mixer tap, dual flush close coupled WC, pedestal wash hand basin, fully tiled walls.

BEDROOM ONE:

Front aspect PVC window, radiator, new carpet.

EN-SUITE:

Extractor fan, plain plaster ceiling, downlighting, fully tiled walls, 8-head shower, ceramic tiled floor and floor drain.

BEDROOM TWO:

Rear aspect PVC window, radiator, overstairs bulkhead airing cupboard (*enclosing tank and 15mm bore shower boost pump*).

Outside:

FRONT GARDEN: refer to photograph

Off-road parking for one car, ground floor gas meter box. tap.

REAR GARDEN: refer to photographs

Rear aspect gate, deck, shed.

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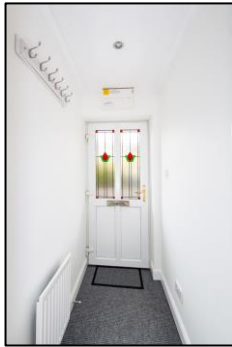
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Front Door and Entrance Hall



Kitchen Diner



Kitchen Diner



Kitchen Diner



Kitchen Diner

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Living Room



Living Room



Living Room



Landing



Bathroom

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Bedroom Two



Bedroom Two



Bedroom One



Bedroom One



En-Suite to Bedroom One



Rear Garden Overview



Rear Garden



Rear Garden

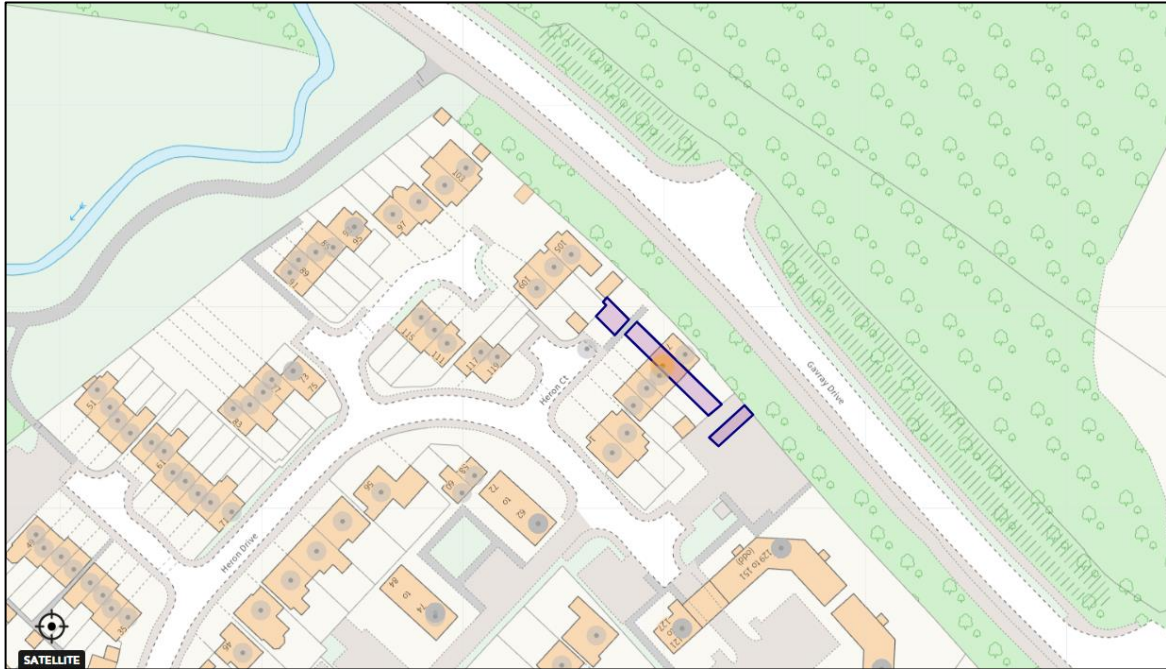
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Space for Notes:

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