

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



25 Heaton Road, Kingsmere, Bicester, Oxfordshire. OX26 1FH

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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

25 Heaton Road, Kingsmere, Bicester, Oxfordshire. OX26 1FH



Four Bedroom Town House with Cloakroom, Lounge Diner, Kitchen Breakfast Room, Three First Floor Bedrooms and Bathroom, Second Floor Main Bedroom with En-Suite and Dressing Area

FREEHOLD

£ 450,000

- ❖ Entrance Hall and Cloakroom
- ❖ Kitchen Breakfast Room
- ❖ Lounge Diner
- ❖ Landing
- ❖ Three First Floor Bedrooms and Bathroom
- ❖ Second Floor with Bedroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Off-Road Parking for Two Cars Side-by-Side
- ❖ Close to Local Amenities

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of B (86).

Council Tax: Band E

Approx. £2,873 per annum.

Ground Floor:

Security front door to:

ENTRANCE HALL:

Plain plaster ceiling, RCD electricity consumer unit, radiator, vinyl flooring, central heating thermostat for ground and first floor zones.

CLOAKROOM: 5'8 x 3'0

Plain plaster ceiling, extractor fan, polished floor tiles, radiator, dual flush close coupled WC, corner pedestal wash hand basin.

KITCHEN BREAKFAST ROOM: 13'8 x 8'2

Front aspect PVC window, plain plaster ceiling, vinyl flooring, radiator, wall mounted "Ideal Logic Combi ESP1 35" boiler. Range of tall base and eye level units, roll edge laminate worksurfaces, laminate upstands, tiled surrounds, integrated washer/dryer, 1½ bowl "Quartz" sink, 600mm undersink base unit, integrated dishwasher, 1000mm corner base unit with 500mm door, 500mm base unit 900mm cutlery and pan drawer, stainless steel 4-ring gas hob, stainless steel extractor hood, ceramic splashback, 800mm corner base unit with 500mm door, 600mm base unit, 600mm tall unit with and stainless steel fan oven/grill, integrated 1030/660 fridge freezer.

LOUNGE DINER: 16'10 x 15'2

Rear aspect pod with PVC French doors with windows either side, plain plaster ceiling, vinyl flooring, two radiators, understairs cupboard, broadband hub, multi-media point.

First Floor:

LANDING:

Plain plaster ceiling, double door airing cupboard, staircase to second floor.

BATHROOM: 7'0 x 6'3

Front aspect PVC window, plain plaster ceiling, extractor fan, polished floor tiles, radiator, panel enclosed bath with mixer tap, tiled surrounds, thermostatic shower, sliding head support, screen, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM TWO: 12'5 x 8'6

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

BEDROOM THREE: 10'2 x 8'6

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

BEDROOM FOUR: 8'11 x 6'3

Rear aspect PVC window, plain plaster ceiling, radiator.

Second Floor:

LANDING:

Plain plaster ceiling, built-in cupboard.

BEDROOM ONE: 18'6 x 11'5

Semi-vaulted ceiling, access to loft space, two skylights, central heating control for top floor, 6-door built-in wardrobe, two radiators.

EN-SUITE: 8'1 x 6'4

Semi-vaulted ceiling, front aspect PVC window, extractor fan, radiator, polished floor tiles, 1200mm x 780mm shower enclosure with "Mira Azora" shower, sliding head support, pedestal wash hand basin, shaver socket in wall cabinet, dual flush close coupled WC.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Two rear access gates.

PARKING:

Parking for two cars side-by-side.

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Front



Cloakroom



Entrance Hall



Kitchen Breakfast Room



Kitchen Breakfast Room

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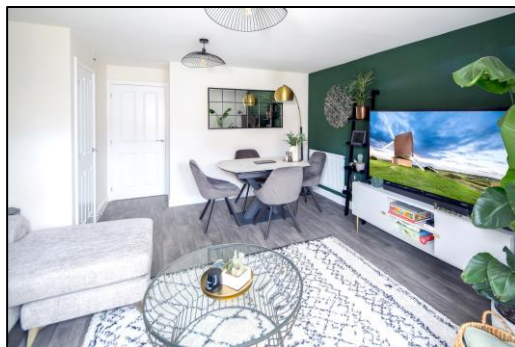
Living Room



Living Room



Living Room



Living Room



First Floor Bathroom

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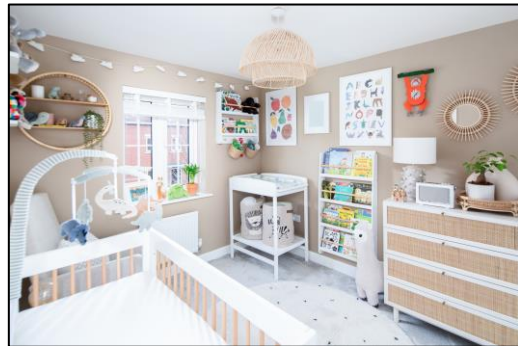
First Floor Bedroom Two



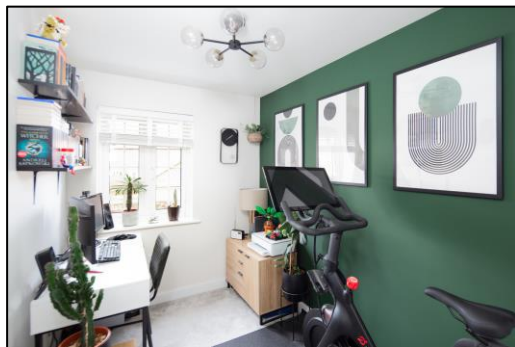
First Floor Bedroom Two



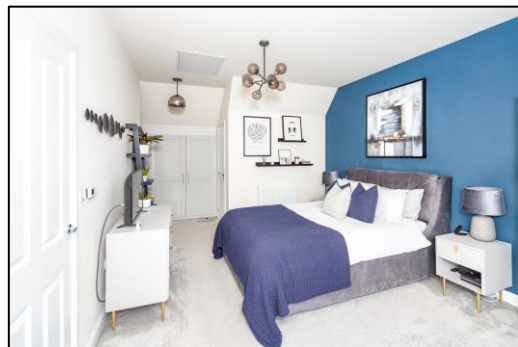
First Floor Bedroom Three



First Floor Bedroom Three



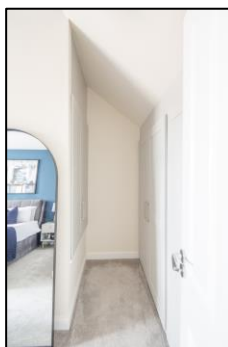
First Floor Bedroom Four



Second Floor Bedroom One



En-Suite to Bedroom One



Second Floor Storage

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Second Floor Bedroom One



Rear Garden



Rear Garden



Parking

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

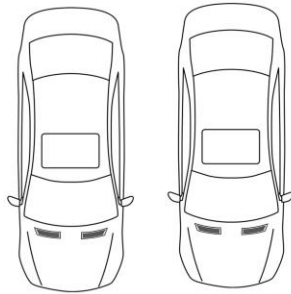
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GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.

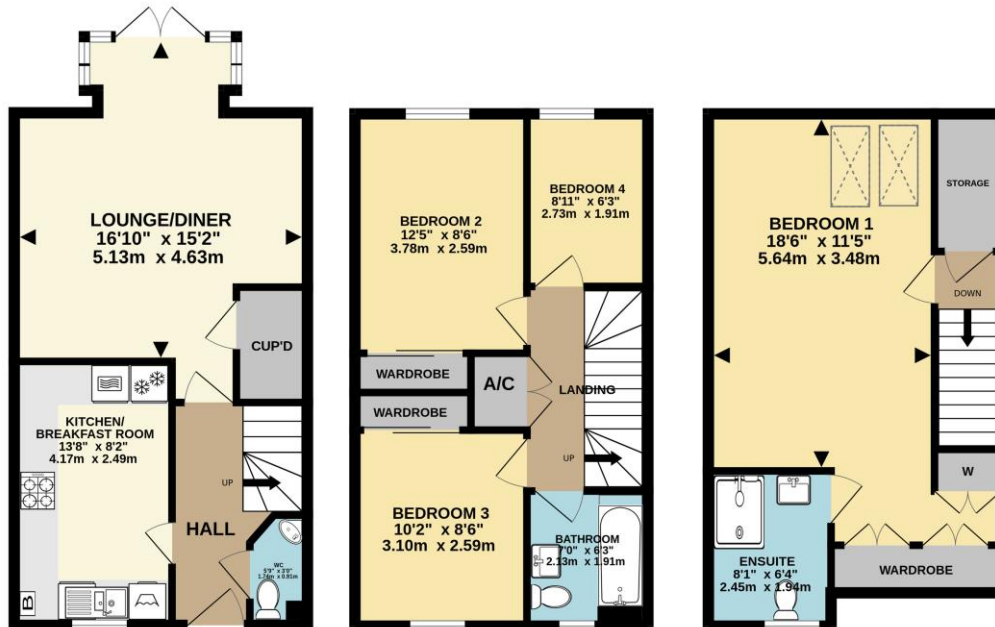
25 HEATON ROAD, KINGSMERE, BICESTER, OXON. OX26 1FH

TOTAL FLOOR AREA : 1221 sq.ft. (113.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.

2ND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



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.