

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



**1 Harebell Way, Bure Park,
Bicester, Oxfordshire. OX26 3TT**

BARTON FLEMING

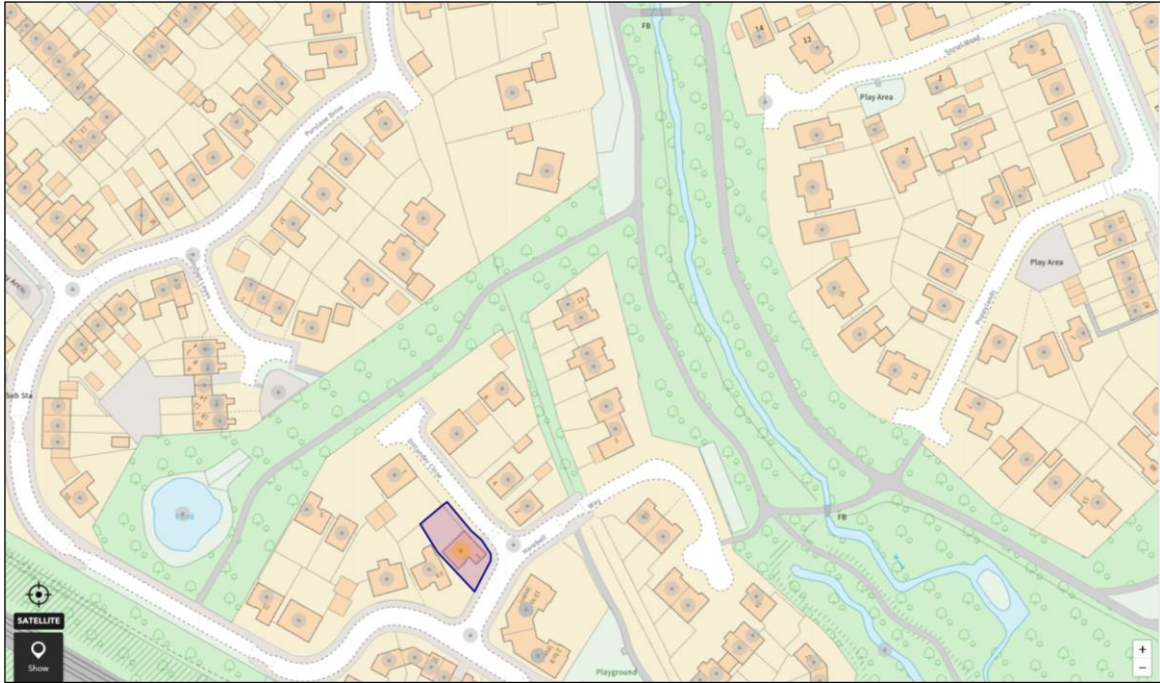
INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922

1 Harebell Way, Bure Park, Bicester, Oxon. OX26 3TT



Detached House with Four Good Sized Bedrooms, Re-fitted En-Suite Shower Room, Utility & Driveway Parking for 2 Cars.

FREEHOLD

£ 515,000

- ❖ Recessed Porch, Entrance Hall, Cloakroom
- ❖ Living Room with Bay and Fireplace, Library
- ❖ Dining Room with French doors to the garden
- ❖ Kitchen Breakfast Room, Utility Room
- ❖ Spacious Landing (with a window), Four Double Bedrooms
- ❖ Main Bathroom
- ❖ Re-fitted En-Suite Shower Room
- ❖ Integral Garage & Driveway Parking for 2 cars
- ❖ Gas to Radiator Heating
- ❖ PVC Double Glazing
- ❖ Close to the Nature Reserve

VIEWING
APPOINTMENT:

DAY:

TIME:

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922

Key Facts for Buyers:

EPC: Rating of C (70).
Council Tax: Band E
Approx. £2,873 per annum.

Ground Floor:

OPEN PORCH:

Outside courtesy light, ramped footpath to part-glazed security front door to:

ENTRANCE HALL:

Front aspect PVC double glazed window adjoining the door, plain plaster ceiling, telephone point, laminate flooring, radiator, thermostat, under-stairs cupboard, turning staircase.

CLOAKROOM: 5'7 x 3'9.

Plain plaster ceiling, extractor fan, laminate flooring, radiator, pedestal wash hand basin, close coupled WC.

LIVING ROOM: 13'4 extending to 15'4 into bay x 12'10.

Front aspect PVC double glazed bay window, side aspect PVC double glazed window, plain plaster ceiling, two radiators, TV and telephone connections, living flame wood burner styled fire with solid Oak mantel, slate hearth and surround, double dimmer switch, full fibre broadband hub, European Oak engineered wooden flooring.

LIBRARY: 8'4 x 6'3.

Plain plaster ceiling, hidden door to the dining room, shelving for books, European Oak engineered wooden flooring.

DINING ROOM: 14'10 (max) x 8'5.

Rear aspect PVC double glazed French doors to garden, plain plaster ceiling, laminate flooring, radiator, dimmer switch.

KITCHEN BREAKFAST ROOM: 10'11 x 10'8.

Rear aspect PVC double glazed window, plain plaster ceiling, ceramic tiled floor, radiator, double dimmer switch. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, 1½ bowl composite sink, 400mm drawers, space for dishwasher, stainless steel 4-ring gas hob, pull out extractor hood, double cavity stainless steel and glass fan oven/ oven-grill, space for breakfast table or fridge-freezer.

UTILITY ROOM: 9'1 x 5'0.

Rear aspect half-glazed security door to garden, range of base and eye level units with roll edge laminate work-surfaces and tiled surrounds, wall mounted boiler, work-surface, space for washing machine and tumble dryer.

First Floor:

LANDING:

Front aspect PVC double glazed window, plain plaster ceiling, airing cupboard, access to loft space (drop down ladder, hard wired light, part-boarded), dimmer switch.

BEDROOM ONE: 13'1 x 12'11.

Front aspect leaded light PVC double glazed window, plain plaster ceiling, radiator, dimmer switch, TV point, telephone point.

REFITTED EN-SUITE: 6'5 x 6'3.

Side aspect PVC double glazed window, plain plaster ceiling, extractor fan, ceramic tiled floor, chrome heated towel rail, quadrant shaped shower enclosure with thermostatic shower and sliding head support, dual flush close coupled WC, wash hand basin and cupboard under, shaver socket.

BEDROOM TWO: 11'9 x 9'10 plus wardrobes and door recess.

Front aspect leaded light PVC double glazed window, plain plaster ceiling, radiator, built-in double wardrobe.

BEDROOM THREE: 11'3 x 9'2 widening to 11'2.

Rear aspect PVC double glazed window, plain plaster ceiling, radiator.

BEDROOM FOUR: 10'3 x 9'1 plus wardrobes.

Rear aspect PVC double glazed window, plain plaster ceiling, radiator, built-in double wardrobe, Bamboo flooring.

BATHROOM: 8'1 x 7'6.

Rear aspect PVC double glazed window, plain plaster ceiling, extractor fan, radiator, vinyl flooring, panel enclosed bath with mixer tap and shower attachment, replacement Aqualisa thermostatic shower, sliding head support, screen, pedestal wash hand basin, shaver socket, close coupled WC.

Outside:

FRONT GARDEN: Refer to photograph
Off-road parking for two cars side by side.

REAR GARDEN:

Side gate.

GARAGE:

Up and over door, light and power, RCD consumer unit.

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk

E-mail: info@bartonfleming.co.uk

62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

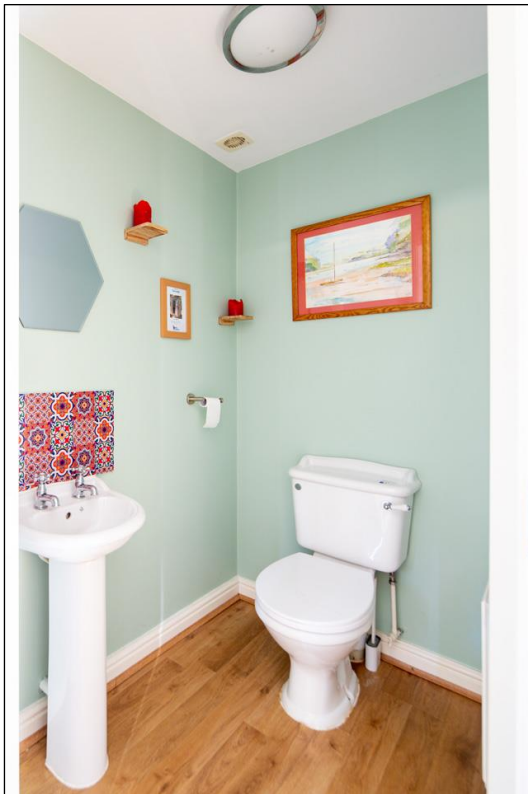
249922



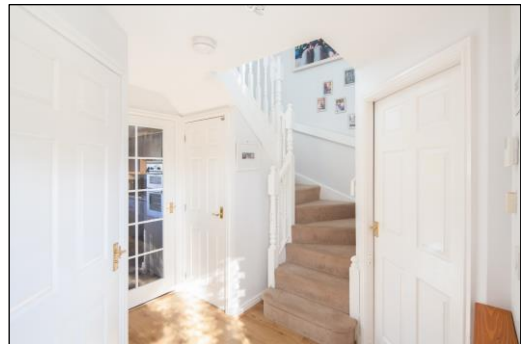
Front



Entrance Hall



Cloakroom



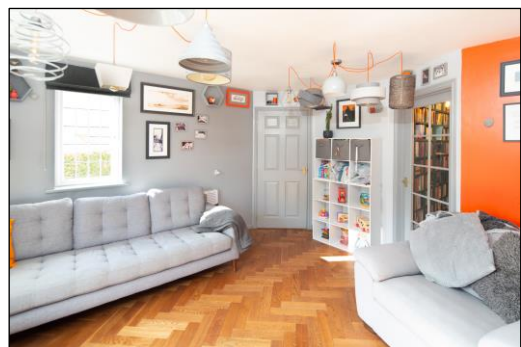
Entrance Hall



Living Room



Living Room



Living Room

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk

E-mail: info@bartonfleming.co.uk

62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Library



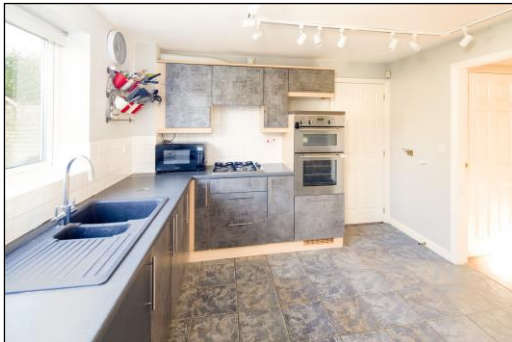
Dining Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Utility Room



Landing



Bathroom

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk

E-mail: info@bartonfleming.co.uk

62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Bedroom One



Bedroom One



Bedroom One



En-Suite Shower Room



Bedroom Two



Bedroom Two



Bedroom Four



Bedroom Four

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk

E-mail: info@bartonfleming.co.uk

62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Bedroom Three

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

E P C



Rear Garden



Rear Elevation



Rear Garden

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk

E-mail: info@bartonfleming.co.uk

62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



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.