

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**44 Kings End, Bicester, Oxfordshire. OX26 2AD**

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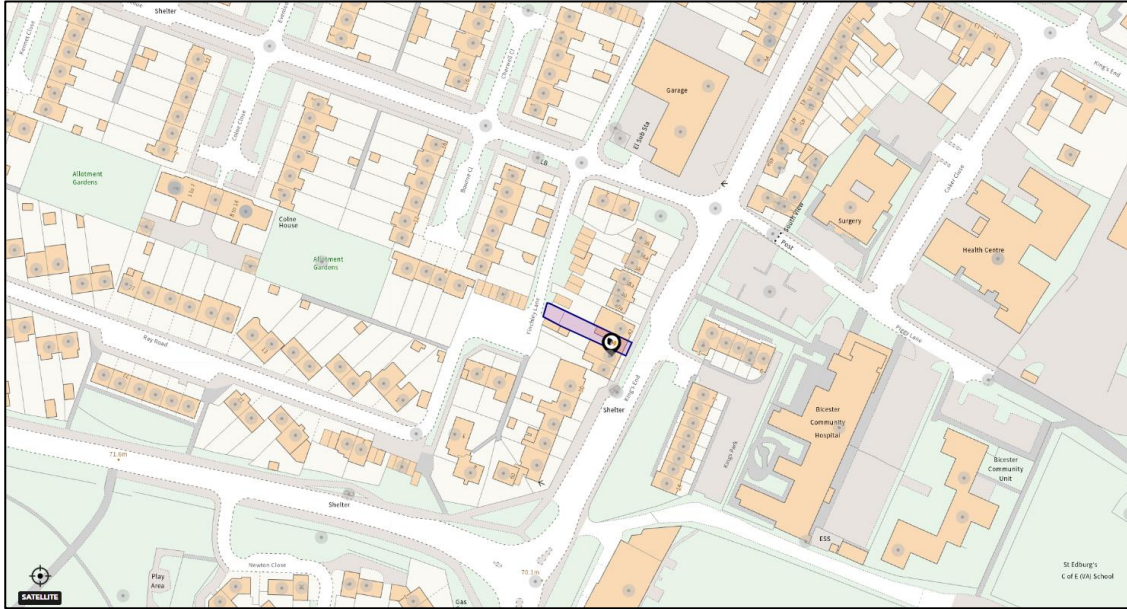
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**44 Kings End, Bicester, Oxfordshire. OX26 2AD**



**Spacious Three Bedroom Victorian Terraced House (circa 1890),  
over Three Floors with Living Room, Dining Room,  
Kitchen with Extension, Two Double Bedrooms and Bathroom to First  
Floor and Double Bedroom plus Study/Office to Second Floor,  
Large Rear Garden, Off-Road Parking for Two Cars with EV Charger**

**FREEHOLD**

**£ 440,000**

- ❖ Original Features
- ❖ Entrance Hall
- ❖ Living Room open plan to Dining Room
- ❖ Modern Kitchen with Extension
- ❖ Two Double Bedrooms and Modern Bathroom to First Floor
- ❖ Double Bedroom Three plus additional Study/Office to Second Floor
- ❖ Large Rear Garden with Decked Seating Area
- ❖ Off-Road Parking for Two Cars with EV Charger
- ❖ Approx 15 minute Walking Distance to both Train Stations
- ❖ Close to Local Amenities and Town Centre

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### Key Facts for Buyers:

**EPC:** Rating of D (64).  
**Council Tax:** Band C  
Approx. £2,090 per annum.

### Ground Floor:

Part leaded-light security front door to:

#### **ENTRANCE HALL: 22'6 x 3'3**

Plain plaster ceiling, radiator, central heating digital control, understairs cupboard, staircase, click laminate flooring.

#### **LIVING ROOM: 12'10 x 11'11**

Front aspect sash window, plain plaster ceiling, radiator, TV point, telephone point, brick fireplace with multi-fuel stove (*installed 09/2022*), open plan to:

#### **DINING ROOM: 10'7 x 11'0**

Rear aspect PVC French doors, plain plaster ceiling, radiator, blanked brick fireplace, recessed shelving.

#### **KITCHEN AND EXTENSION: Kitchen 10'0 x 7'7 widening to 8'0. Extension 6'10 x 4'6 (15' overall)**

Side aspect PVD half glazed door, side aspect PVC window, rear aspect PVC window, plain plaster ceiling, ceramic tiled floor, wall mounted "Worcester Comfort II RF boiler" (*in wall unit left of hob*) and filter. Range of base and eye level units, roll edge laminate worksurfaces, laminate upstands, 150mm slide out condiment rack, 600mm cutlery and pan drawers, stainless steel and glass fan oven/grill, 4-ring electric hob, slanted extractor hood, second 600mm cutlery and pan drawers, 1000mm base with two 500mm doors, space for upright fridge freezer, 450mm base unit, 150mm wine rack, 300mm bin, second 150mm wine rack, 400mm base unit, further range of tall base units and eye level units, integrated washing machine, 450mm undersink base unit with stainless steel sink, 850mm x 850mm corner base unit with two 300mm doors, 400mm tall unit.

### First Floor:

#### **LANDING:**

Velux skylight from floor above, rear aspect window, radiator, staircase to second floor.

#### **BEDROOM ONE: 16'7 x 11'11**

Twin front aspect PVC sash windows, plain plaster ceiling, stripped original Scot's Pine floorboards, cast iron fireplace and hearth, twin radiators.

#### **BEDROOM TWO: 10'7 x 10'5**

Rear aspect PVC window, plain plaster ceiling, radiator, stripped Scot's Pine floorboards.

#### **BATHROOM: 10'0 x 7'8**

Rear aspect PVC window, plain plaster ceiling, extractor fan, ceramic tiled floor, chrome heated towel rail, double ended bath with centre tap, wet area with thermostatic rain head shower, second hand held head, dual flush close coupled WC, wall mounted wash hand basin with two drawers under.

### Second Floor:

#### **STUDY: 6'8 x 5'6**

Front aspect Velux skylight, eaves storage, radiator.

#### **BEDROOM THREE: 12'1 x 9'2**

Rear aspect Velux skylight, plain plaster ceiling, wall to wall wardrobes, eaves storage, radiator.

### Outside:

**FRONT GARDEN:** refer to photograph

**REAR GARDEN:** refer to photographs  
Deck, outside tap, approx. 45 ft deep, shed.

#### **PARKING:**

Approx 20ft x 15ft with parking for one large and one small car side by side, EV charger.



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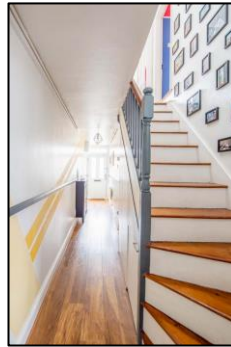
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## 249922



Front



Entrance Hall



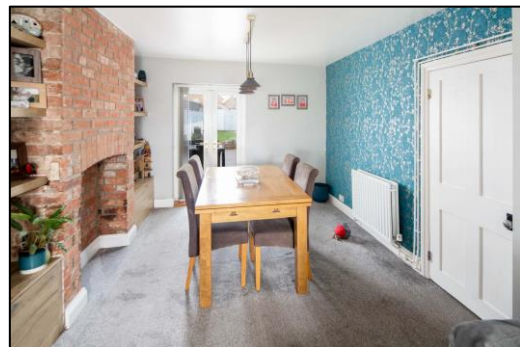
Living Room



Living Room



Dining Room



Dining Room



Kitchen with Extension



Kitchen with Extension

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Kitchen with Extension



Kitchen with Extension



Landing



First Floor Bedroom One



First Floor Bedroom One



First Floor Bedroom Two



First Floor Bedroom Two



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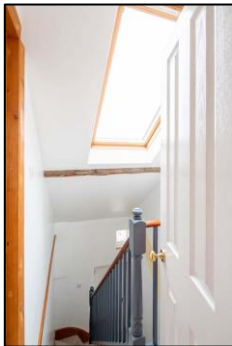
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First Floor Bathroom



First Floor Bathroom



Stairs to Second Floor; Study



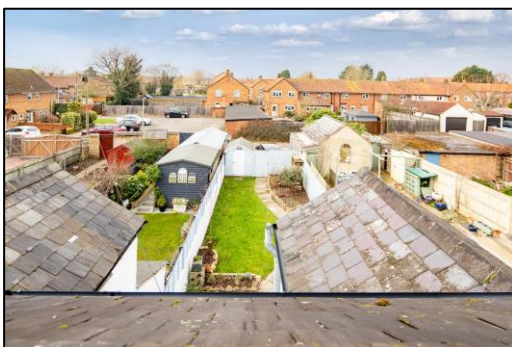
Second Floor Bedroom Three



Second Floor Bedroom Three



Second Floor Bedroom Three



Outlook to Rear from Bedroom Three



Decking Area



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Rear Garden



Rear Garden



Parking Area



Rear Garden

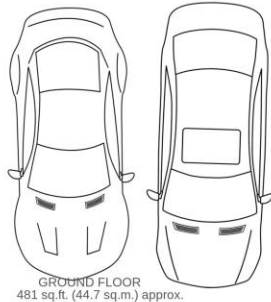
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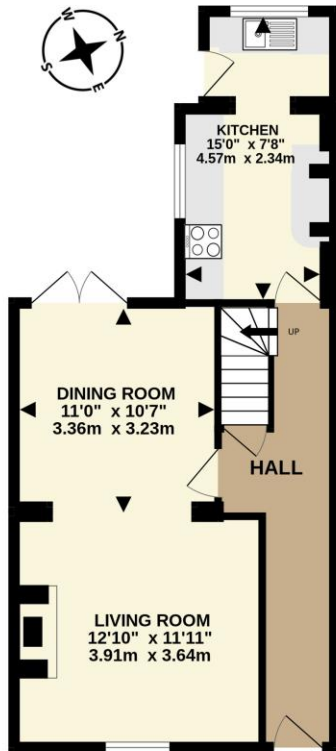


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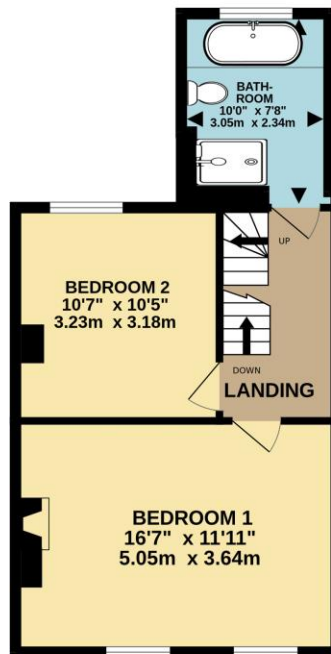
TOTAL FLOOR AREA : 1183 sq.ft. (109.9 sq.m.) approx.

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.

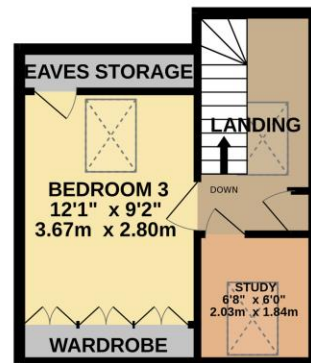
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1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



2ND FLOOR  
258 sq.ft. (24.0 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.