

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**2 Fennel Street, Elmsbrook, Caversfield  
Bicester, Oxfordshire. OX27 8BZ**

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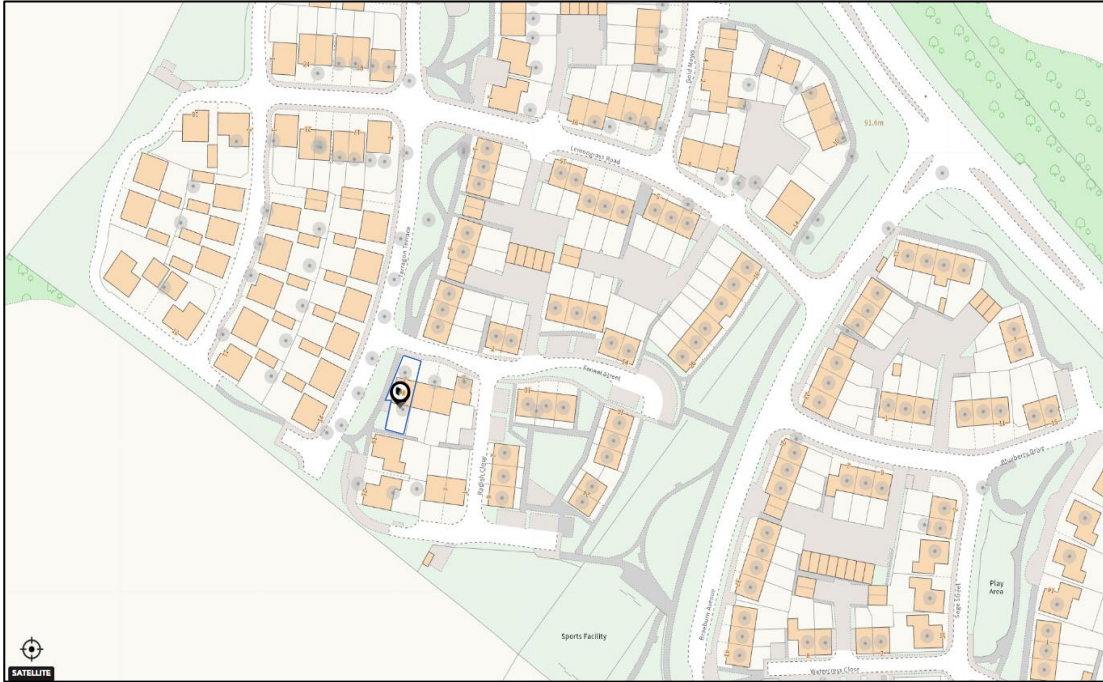
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### 2 Fennel Street, Elmsbrook, Caversfield, Oxon. OX27 8BZ



**Located in the Elmsbrook Eco Town and benefitting from Solar Panels and Triple Glazing, a Highly Energy Efficient, Three Bedroom End of Terrace House with Living Room, Kitchen Diner, Bathroom and En-Suite, South Facing Garden**

**FREEHOLD**

**£ 425,000**

- ❖ Storm Porch
- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Kitchen Diner
- ❖ Living Room
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ South Facing Garden
- ❖ Solar Panels and Triple Glazing with Excellent A-rating EPC

VIEWING  
APPOINTMENT:

DAY:

TIME:

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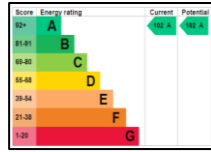
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### Key Facts for Buyers:

**EPC:** Rating of A (102).  
**Council Tax:** Band D  
Approx. £2,351 per annum.



Communal heating system.

### Ground Floor:

#### **STORM PORCH:**

Outside courtesy light on PIR sensor, part-glazed security front door to:

#### **ENTRANCE HALL:**

Plain plaster ceiling, boiler cupboard containing heating processing unit, staircase, "Karndean" flooring, cupboard enclosing RCD/MCB electricity consumer unit, isolation for solar panels, fibre internet hub, Cat 6 point, smart meter, central heating thermostat.

#### **CLOAKROOM: 6'3 x 4'10**

Front aspect triple glazed window, plain plaster ceiling, extractor fan, downlighting, radiator, "Karndean" flooring, concealed cistern dual flush WC, wall hung wash hand basin.

#### **KITCHEN DINER: 13'4 x 10'2**

Front aspect triple glazed windows, plain plaster ceiling, downlighting, vent, "Karndean" flooring, radiator, space for table and chairs. Range of base and eye level units, roll edge laminate worksurface, 1½ bowl stainless steel sink, 1000mm undersink base unit with two 500mm doors, integrated dishwasher, integrated washing machine, 600mm base unit, 4-ring ceramic electric hob, slide out extractor hood, 400mm base unit, tall 600mm fan oven/grill, 1300/550 integrated fridge freezer, 300mm tall unit.

#### **LIVING ROOM: 21'0 x 10'9**

Rear aspect triple glazed French doors, side and rear aspect triple glazed windows, plain plaster ceiling, "Karndean" flooring, two radiators.

### First Floor:

#### **LANDING:**

Plain plaster ceiling, access to loft space, airing cupboard, overstairs bulkhead cupboard.

#### **BATHROOM: 10'7 (max) x 7'2**

Side aspect triple glazed windows, plain plaster ceiling, downlighting, vent, chrome heated towel rail, ceramic tiled floor, panel enclosed bath with mixer tap shower attachment, sliding head support, screen, wall hung wash hand basin, shaver socket, concealed cistern dual flush WC.

#### **BEDROOM ONE: 12'5 x 8'7**

Rear aspect triple glazed window, plain plaster ceiling, radiator, built-in 6-ft wardrobe, Cat 6 point.

#### **EN-SUITE: 8'2 x 4'9**

Rear aspect twin triple glazed window, plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, chrome heated towel rail, 1200mm x 680mm shower enclosure with thermostatic shower, wall hung wash hand basin, shaver socket, concealed cistern dual flush WC.

#### **BEDROOM TWO: 12'0 x 10'7**

Front and side aspect triple glazed windows, plain plaster ceiling, radiator, Cat 6 point.

#### **BEDROOM THREE: 10'0 x 6'2**

Front aspect triple glazed window, plain plaster ceiling, "Karndean" flooring, radiator.

### Outside:

#### **FRONT GARDEN: refer to photograph**

Side gate. Off-road parking for two cars side-by-side.

#### **REAR GARDEN: refer to photographs**

Deck. Area for sheds and bins behind fence screen.

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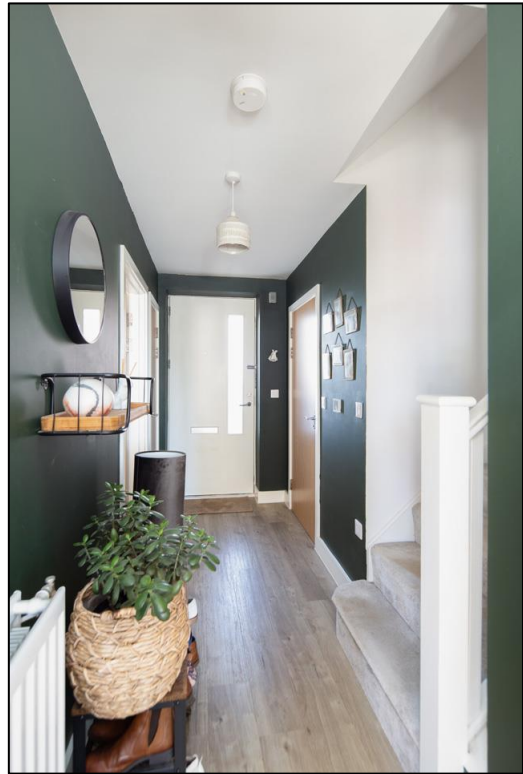
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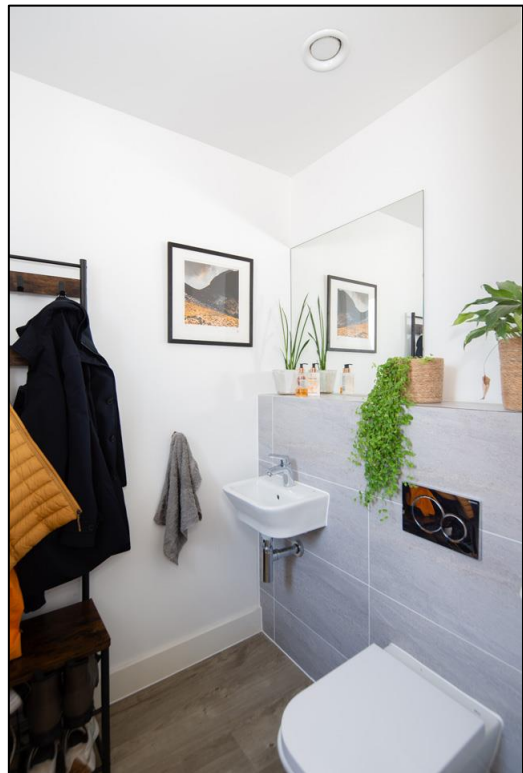
Entrance Hall



Entrance Hall



Cloakroom



Cloakroom

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Kitchen Diner



Kitchen Diner



Kitchen Diner



Living Room



Living Room



Living Room



Bedroom Three



Bedroom Two

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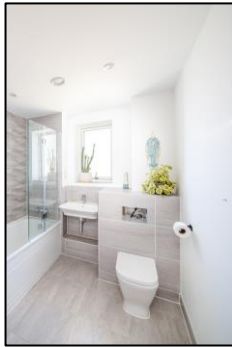
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Bathroom



Bedroom One



Bedroom One



En-Suite to Bedroom One



Bedroom One



Rear Garden



Rear Elevation

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Rear Garden



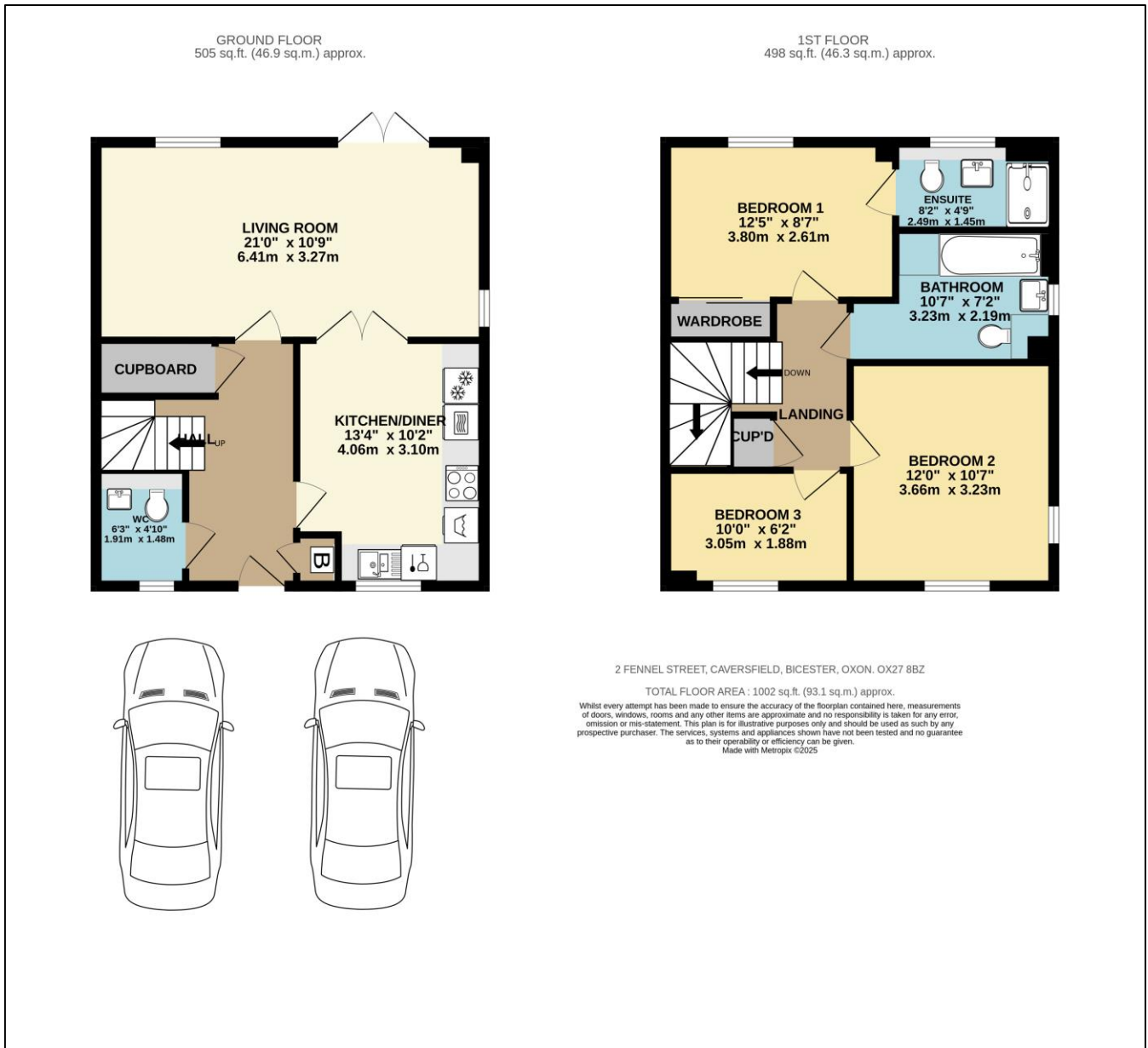
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