

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**16 Cosford Gardens, Bicester, Oxfordshire. OX26 4FT**

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E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**16 Cosford Gardens, Bicester, Oxfordshire. OX26 4FT**



**A Three Bedroom End Of Terrace House overlooking Bicester Heritage Airfield with Kitchen Breakfast Room, Lounge Diner, Bathroom and Separate WC, approx. 50ft Rear Garden**

**FREEHOLD**

**£ 285,000**

- ❖ Sloping Porch
- ❖ Entrance Hall
- ❖ Store
- ❖ Kitchen Breakfast Room
- ❖ Lounge Diner
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and Separate WC
- ❖ Approx 50 ft Rear Gardens
- ❖ Overlooking Bicester Heritage Airfield

VIEWING  
APPOINTMENT:

DAY:

TIME:



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### Key Facts for Buyers:

**EPC:** Rating of C (72).  
**Council Tax:** Band C  
Approx. £2,190 per annum.

### Ground Floor:

#### **SLOPING PORCH:**

Outside electricity meter box, part-glazed security front door to:

#### **ENTRANCE HALL:**

Front aspect PVC window adjacent to door, radiator, "Marley" tiled floor, central heating thermostat, BT master socket, staircase.

#### **STORE:**

Front aspect PVC window, RCD/MCB electricity consumer unit.

#### **KITCHEN BREAKFAST ROOM: 11'1 x 11'1**

Rear aspect PVC window, rear aspect half glazed security door, extractor vent, radiator, "Amtico" flooring, 1700mm x 770mm built-in cupboard, wall mounted "Vaillant Eco Tec Plus" boiler. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, 670mm space for wide fridge freezer, 900mm base unit with two 450mm doors, space for slot-in gas cooker, 500mm drawers, 800mm corner base unit with 300mm door, 600mm undersink base unit, stainless steel sink, 660mm space for washing machine.

#### **LOUNGE DINER: 14'4 x 11'9**

Rear aspect PVC window, radiator, TV point, dimmer switch.

### First Floor:

#### **LANDING:**

Front aspect PVC window, access to loft space, airing cupboard, built-in cupboard, laminate flooring.

#### **WC:**

Front aspect PVC window, radiator, "Amtico" flooring, dual flush close coupled WC.

#### **BATHROOM: 6'3 x 5'8**

Front aspect PVC window, extractor vent, "Amtico" flooring, radiator, panel enclosed bath with mixer tap shower attachment, tiled surrounds, pedestal wash hand basin.

#### **BEDROOM ONE: 11'1 x 9'8**

Rear aspect PVC window, radiator, laminate flooring.

#### **BEDROOM TWO: 11'2 x 6'7**

Rear aspect PVC window, radiator, laminate flooring, telephone extension.

#### **BEDROOM THREE: 11'2 x 6'6**

Rear aspect PVC window, radiator, laminate flooring.

### Outside:

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

Outside shed enclosing gas meter box.

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

Approx. 50ft long, 210° South West facing, gate.

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Sloping Porch



Entrance Hall



Hall Cupboard and Staircase



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Lounge Diner



Lounge Diner

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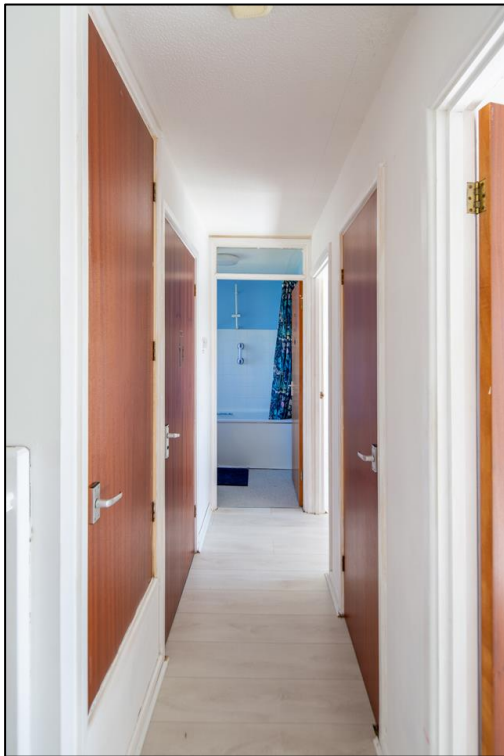
## 249922



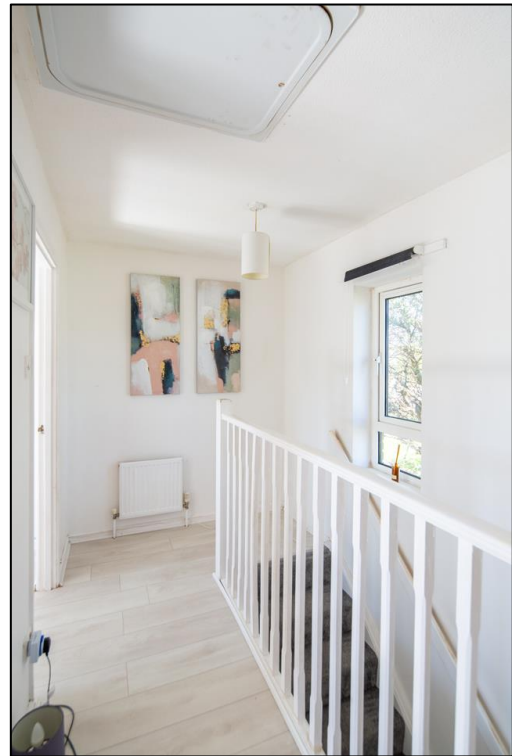
Lounge Diner



Landing



Landing



Landing



Bedroom One



Bedroom One



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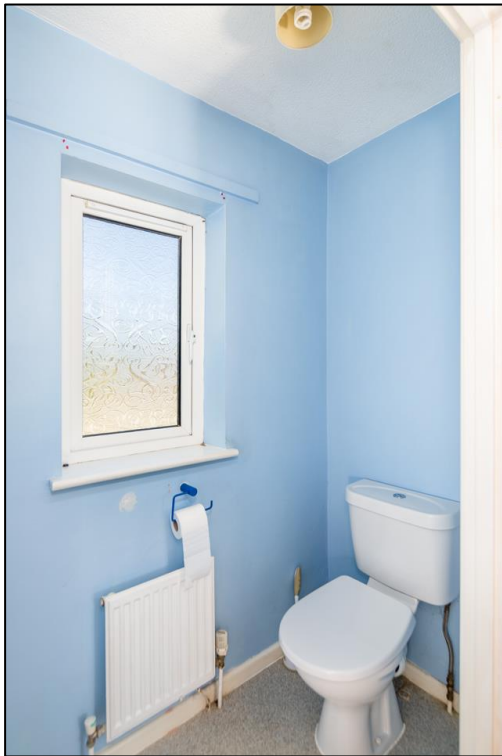
## 249922



Bedroom Two



Bedroom Three



WC



Bathroom



Rear Elevation



Parking Area

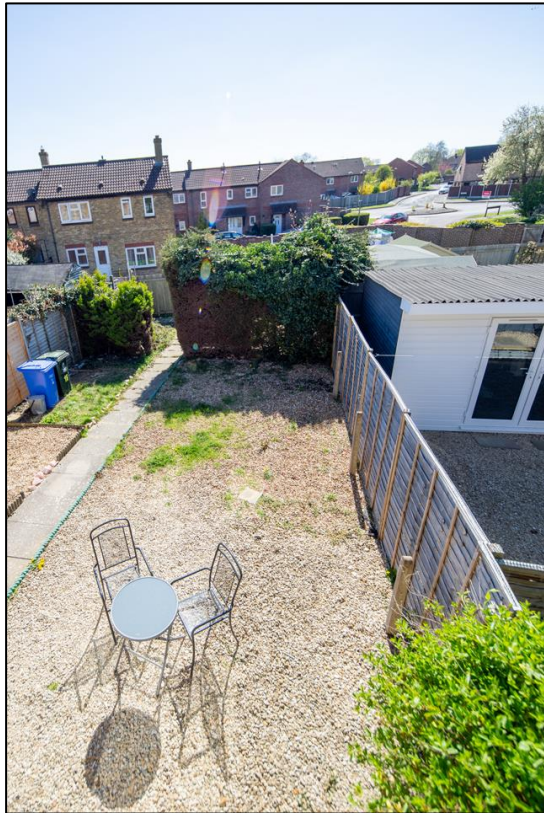
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Rear Garden (approx. 50ft)

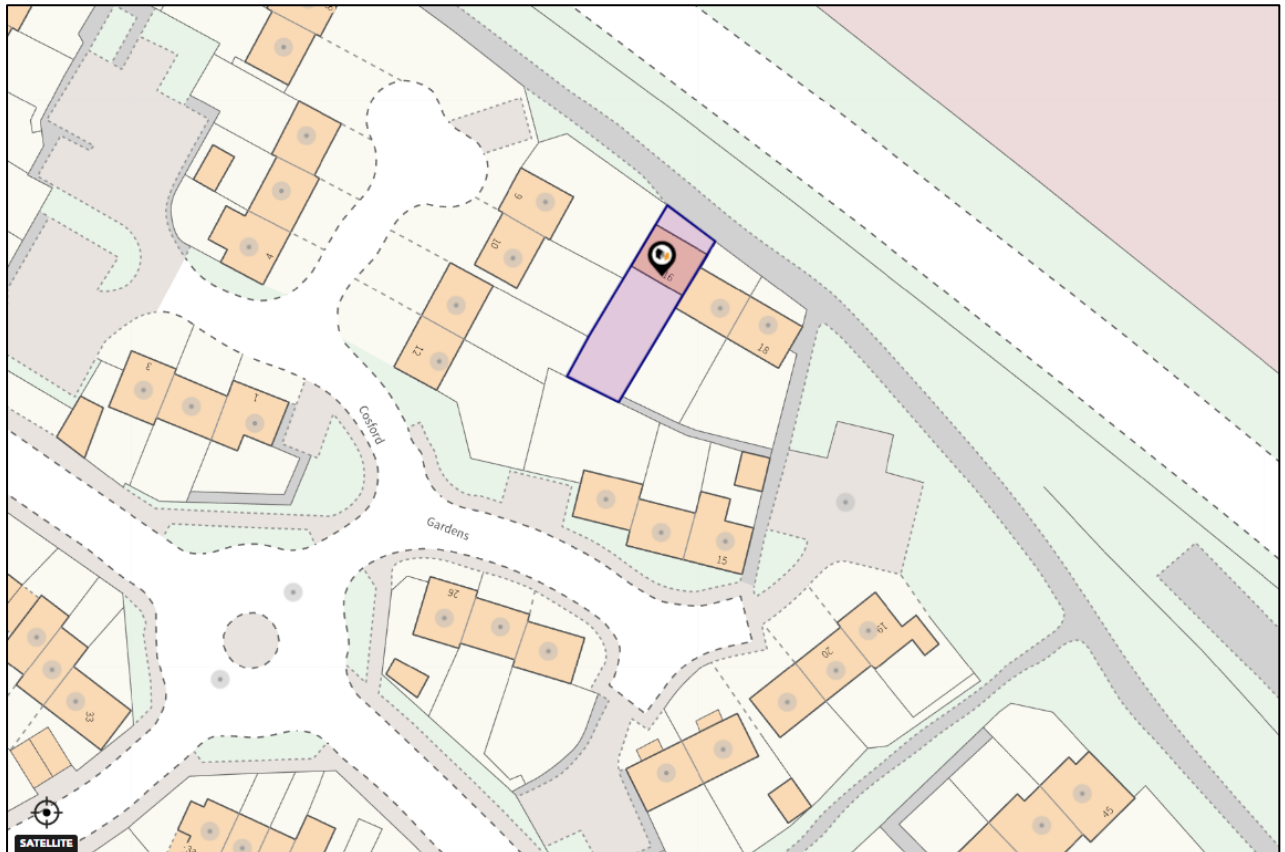
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

## Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition. Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A



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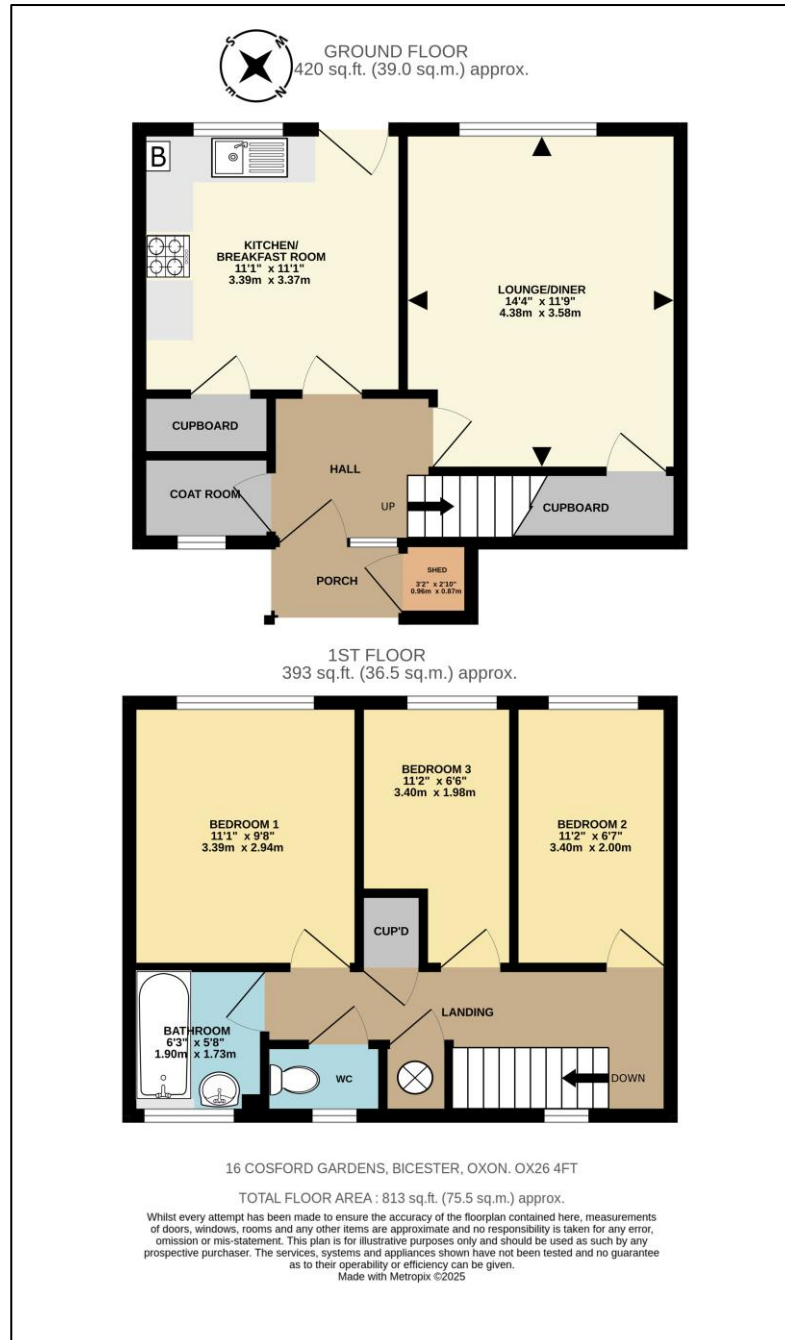
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