

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



98 Fair Close, Bicester, Oxfordshire. OX26 4YR

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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

98 Fair Close, Bicester, Oxfordshire. OX26 4YR



Three Bedroom Semi-Detached House with Lounge Diner, Kitchen, Bathroom, Garage, Off-Road Parking for Two Cars, Walking Distance to Local Amenities and Train Station

FREEHOLD

£ 395,000

- ❖ Open Porch
- ❖ Entrance Hall
- ❖ Lounge Diner
- ❖ Kitchen
- ❖ Landing
- ❖ Three Bedrooms and Bathroom
- ❖ Front and Rear Gardens
- ❖ Garage and Off-Road Parking for Two Cars
- ❖ Walking Distance to Local Amenities and Train Station
- ❖ Catchment Area for Cooper Secondary School

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating C (69)
Council Tax: Band C
Approx. £2,190 per annum.

Ground Floor:

OPEN PORCH:

Outside courtesy light, outside gas meter box, part glazed PVC front door to:

LOUNGE DINER:

Front aspect PVC window adjacent to door.

Dining Area: 11'7 x 8'8

Radiator, laminate flooring, staircase, "Hive" central heating thermostat, open plan to:

Lounge Area: 12'2 x 11'8

Rear aspect PVC French doors and PVC full height window, radiator, laminate flooring, understairs cupboard, TV point.

KITCHEN: 11'4 x 7'9

Rear aspect PVC window, side aspect half glazed PVC door, plain plaster ceiling, downlighting, laminate flooring, radiator, two 4'6 high built-in cupboards occupying over-bonnet space in the garage. Range of base and eye level units, 600mm base unit, stainless steel and glass fan oven/grill, 4-ring ceramic gas hob, ceramic splashback, stainless steel extractor hood, 1000mm corner base unit with 600mm door, 500mm undersink base unit, Earthenware enamel sink, space for washing machine, 800mm corner base unit with 400mm door, 620mm space for dishwasher, 300mm base unit.

First Floor:

LANDING:

Access to loft space, airing cupboard.

BATHROOM: 10'3 x 6'9

Rear aspect PVC window, side aspect PVC window, plain plaster ceiling, waterproof vinyl click tile flooring, chrome heated towel rail, 800mm x 800mm shower enclosure, thermostatic shower and rain head, second hand held head, sliding head support, inset wash hand basin with cupboard under, concealed cistern dual flush WC, double ended floor standing bath with floor standing chrome mixer tap and shower attachment.

BEDROOM ONE: 14'2 x 8'7

Front aspect PVC window, laminate floor, built-in single wardrobe, radiator.

BEDROOM TWO: 12'8 x 9'1

Rear aspect PVC window, radiator.

BEDROOM THREE: 10'2 x 7'9

Front aspect PVC window, click laminate floor, overstairs bulkhead cupboard, radiator.

Outside:

FRONT GARDEN: refer to photograph

Block paved driveway parking for one car, shingle for second off-road parking.

REAR GARDEN: refer to photographs

Approx. 40 ft x 24 ft, outside tap, gate.

GARAGE:

Up and over door, light and power, RCD/MCB electricity consumer unit, smart gas meter, wall mounted "Baxi 200" boiler.

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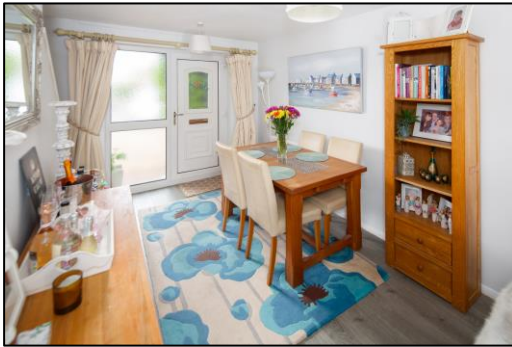
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Dining Area of Lounge Diner



Lounge Area of Lounge Diner



Lounge Diner



Kitchen



Kitchen

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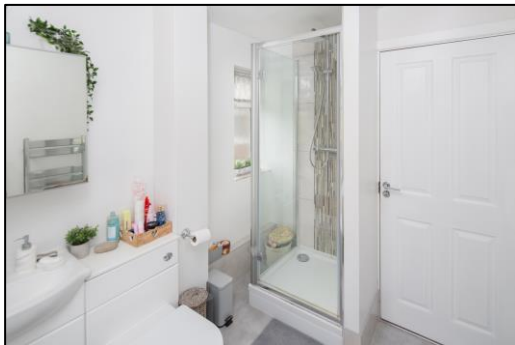
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Kitchen



Bathroom



Bathroom



Bedroom One



Bedroom One

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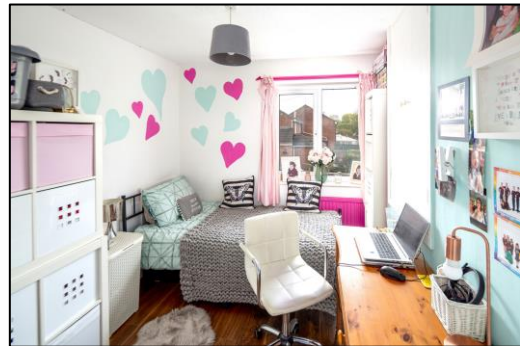
Bedroom Two



Bedroom Two



Bedroom Two



Bedroom Three



Rear Garden

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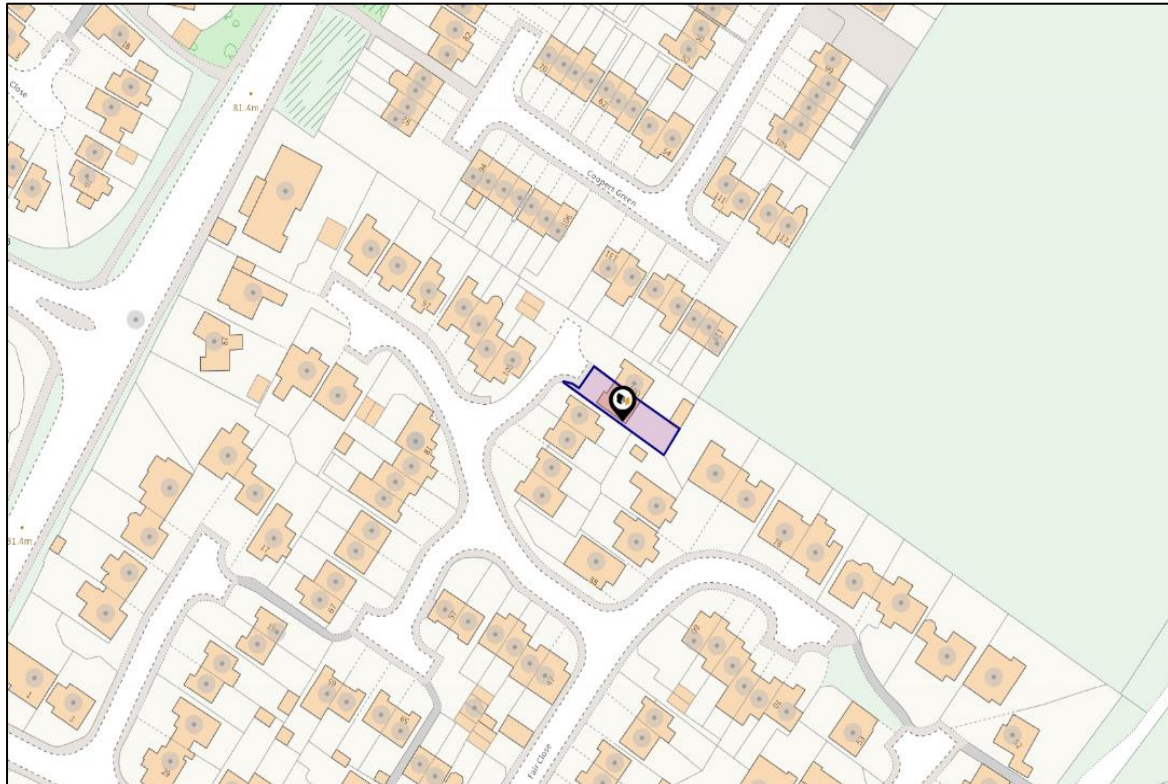
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Rear Garden



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