

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



4 James Close, Upper Heyford, Oxfordshire. OX25 5BF

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

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In “Show Home” Condition, a Three Bedroom Detached House with 3-pane bi-fold doors to the Garden from both the Living Room and Kitchen Diner, Bathroom and En-Suite, Front and Rear Gardens, Garage and Driveway Parking

FREEHOLD

£ 450,000

- ❖ Storm Porch
- ❖ Entrance Hall
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Garage and Driveway Parking
- ❖ Close to Local Amenities

VIEWING
APPOINTMENT:

DAY:

TIME:

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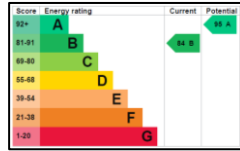
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Key Facts for Buyers:

EPC: Rating of B (84).
Council Tax: Band D
Approx. £2,464 per annum.



Ground Floor:

STORM PORCH:

Outside gas and electric meter boxes, outside tap, outside courtesy light, part-glazed security front door to:

ENTRANCE HALL: 18'0 overall x 6'6

Plain plaster ceiling, downlighting, ceramic tiled floor, radiator, "Vaillant" digital central heating thermostat for downstairs zone, built-in cupboard, turning staircase.

CLOAKROOM: 6'1 x 3'2

Plain plaster ceiling, extractor fan, radiator, ceramic tiled floor, dual flush close coupled WC, wash hand basin and cupboard under.

LIVING ROOM: 18'1 x 10'7

Front aspect PVC window, plain plaster ceiling, downlighting, two radiators, 3-pane bifold door to rear garden, multi-media socket.

KITCHEN DINER: 18'0 x 9'7

Front aspect PVC window, rear aspect tri-fold doors to garden, plain plaster ceiling, downlighting, smoke alarm, extractor fan, CO2 detector, radiator, ceramic tiled floor, space for table and chairs for 6-8 people. Range of base and eye level units, granite work surface, upstands and splashback, 600mm tall unit, 1030mm integrated fridge freezer, 650mm drawers, 600mm tall unit, pyrolytic fan oven and grill, 600mm tall unit, microwave combi oven and cupboards above and below, warming/proving drawer, cupboard above and below, shelved unit, integrated dishwasher, 600mm sink base unit with undermounted "Rangemaster" 1½ bowl stainless steel sink, 800mm corner base unit with 400mm door, integrated washing machine, 600mm cutlery and pan drawers, 600mm pan drawers, 300mm wine chiller, 300mm base unit. "Vaillant Home System 18 boiler" in the wall unit by the window.

First Floor:

LANDING:

Rear aspect PVC window, access to loft space, downlighting, airing cupboard.

BATHROOM: 6'6 x 6'2

Front aspect PVC window, plain plaster ceiling, downlighting, ceramic tiled floor, chrome heated towel rail, double ended panel enclosed bath, mixer tap, wall hung wash hand basin, dual closed concealed cistern WC, shaver socket.

BEDROOM ONE: 11'7 x 10'10

Rear aspect window, plain plaster ceiling, radiator, built-in 2-door wardrobe, TV point, first floor central heating thermostat for upstairs zone.

EN-SUITE: 7'6 x 6'8

Front aspect PVC window, plain plaster ceiling, downlighting, ceramic tiled floor, chrome heated towel rail, 1660mm x 880mm bath-sized shower enclosure with fixed rain head, second hand held head and fixed head support, wall hung wash hand basin, shaver socket, concealed cistern dual flush WC.

BEDROOM TWO: 10'6 x 9'9

Rear aspect PVC window, plain plaster ceiling, radiator.

BEDROOM THREE: 9'9 x 7'4

Front aspect PVC window, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: refer to photograph

Tap and electric point.

REAR GARDEN: refer to photographs

Gate, outside tap, patio, electric remote controlled sun canopy.

GARAGE: 19'10 x 9'10

Up and over door, light and power, RCD/MCB metal electricity consumer unit, plastered ceiling.

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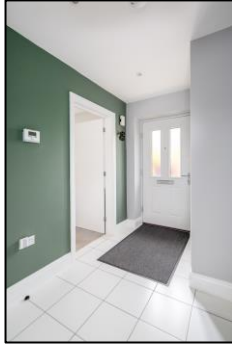
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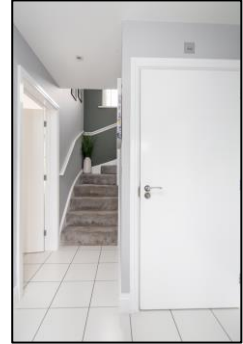
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Storm Porch and Entrance Hall



Entrance Hall



Living Room



Living Room



Living Room



Kitchen Diner



Kitchen Diner



Kitchen Diner

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Kitchen Diner



Kitchen Diner



Landing



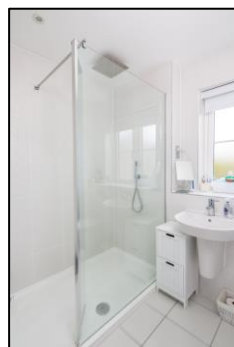
Bathroom



Bedroom One



Bedroom One



En-Suite to Bedroom One



Bedroom Two

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Bedroom Three



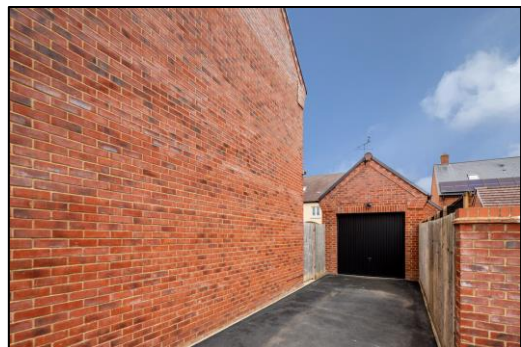
Rear Garden



Rear Garden



Rear Garden



Garage and Driveway Parking

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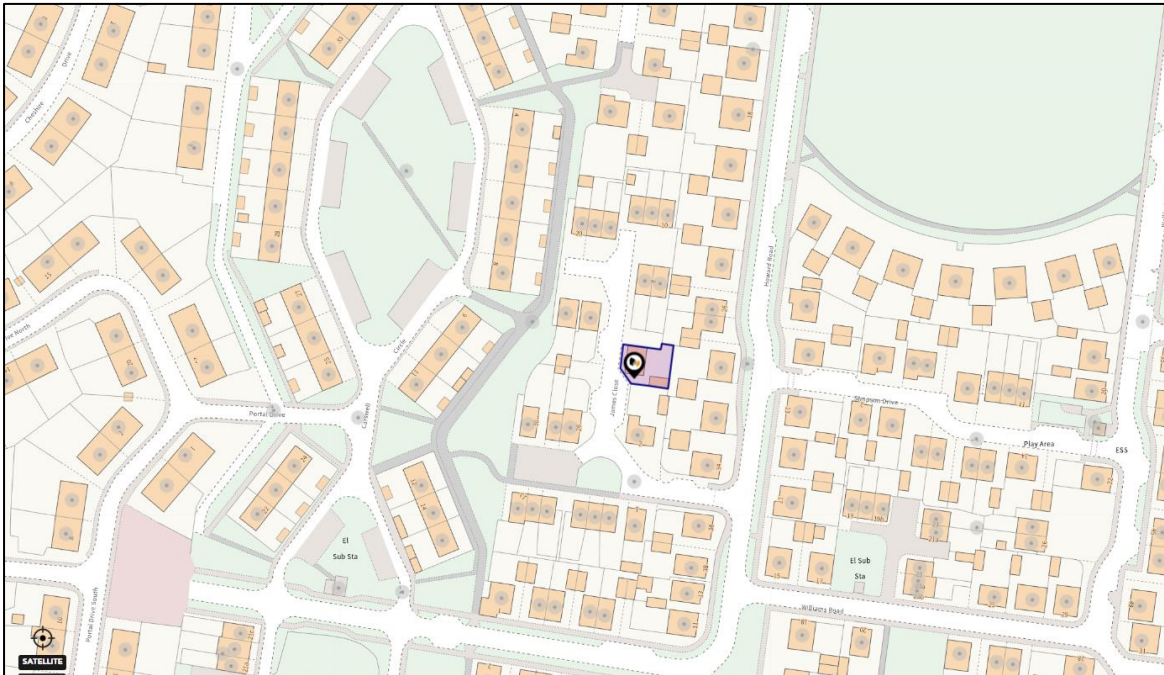
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Rear Garden

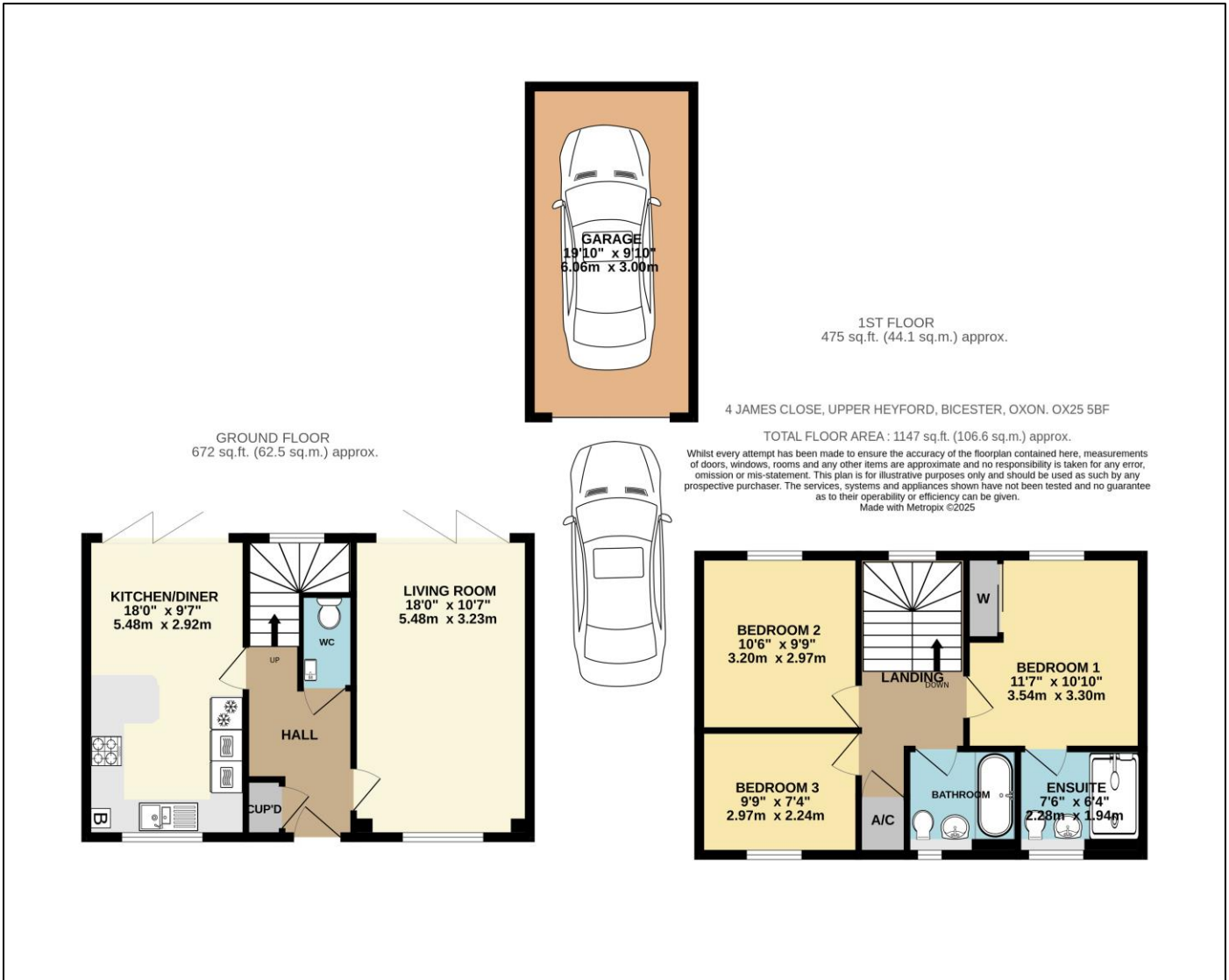


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