

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**22 Grebe Road, New Langford,  
Bicester, Oxfordshire. OX26 6EL**

There are only a very few of this design that were built on the estate with a cloakroom and an en-suite. They have the coveted kitchen-diner to the rear wider format measuring 13½ft, built in wardrobes to both bedrooms and a garage with a driveway.  
(located in the pair to the right, far right of photo above)

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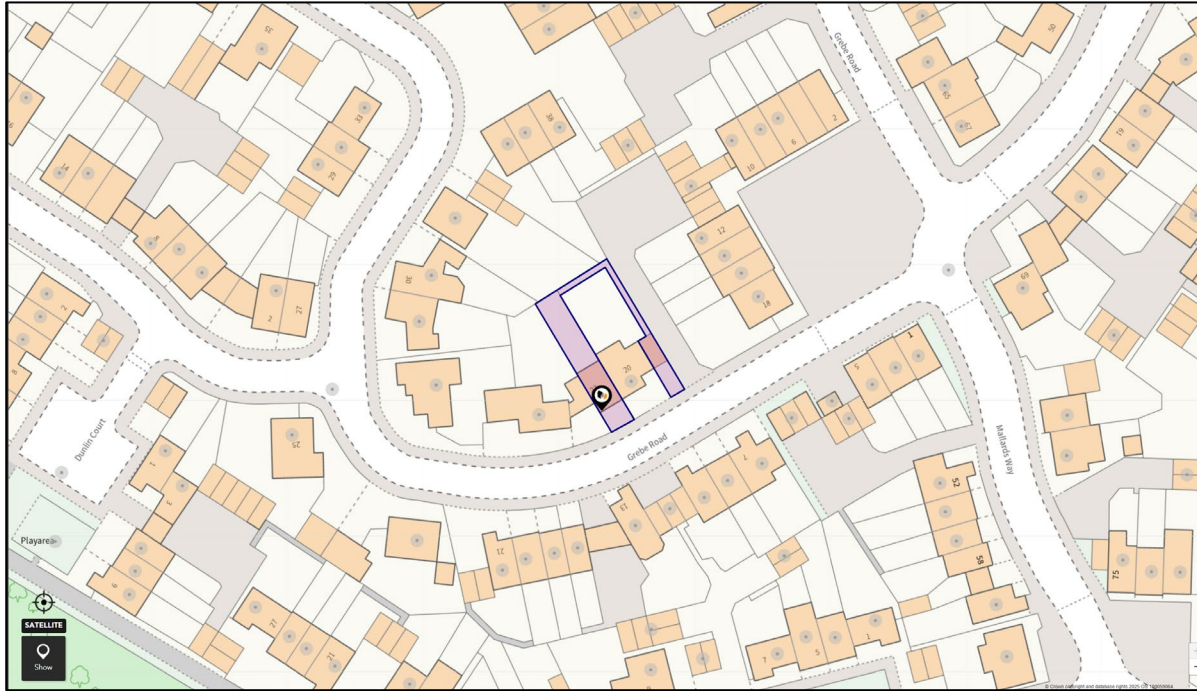
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E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### 22 Grebe Road, Bicester, Oxon. OX26 6EL



## FREEHOLD (without management fees)

## £ 339,950

- ❖ Walking Distance of Town, Bicester Village & Station
- ❖ Sloping Open Porch
- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Living Room
- ❖ 13½ Ft wide Kitchen Diner with French doors to the garden
- ❖ Landing, Main Bathroom
- ❖ Two Bedrooms each with built-in wardrobes
- ❖ 45Ft deep rear garden
- ❖ Garage & Driveway

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### **Key Facts for Buyers:**

**EPC:** Rating of C (78).  
**Council Tax:** Band C  
Approx. £2,215.59 per annum.

### **Ground Floor:**

#### **SLOPING OPEN PORCH:**

Outside courtesy light, ground-level gas meter box, electricity meter box, part-glazed security front door with ramped pathway.

#### **ENTRANCE HALL: 4'10 x 3'10.**

Plain plaster ceiling, RCD/MCB electricity consumer unit, radiator, high quality laminate flooring.

#### **CLOAKROOM: 5'6 x 3'3.**

Plain plaster ceiling, extractor fan, ceramic tiled floor, heated towel rail, half tiled walls, dual flush close coupled WC, pedestal wash hand basin.

#### **LIVING ROOM: 14'6 x 10'7 narrowing to 10'0 narrowing to 8'5.**

Front aspect PVC window, plain plaster ceiling, two radiators, telephone point, broadband hub, Tv point, under-stairs cupboard.

#### **KITCHEN-DINER: 13'6 x 9'1.**

Rear aspect sliding patio door to the garden, rear aspect PVC window, plain plaster ceiling, ceramic tiled floor, radiator, space for table & 2-3 chairs, staircase, wall mounted 'Suprima' boiler. Range of base and wall units, 300mm base unit, space for washing machine, 200mm base unit, 1½ stainless steel sink, 1000 corner base unit with 500mm door, 500mm drawers, stainless steel & glass fan oven-grill, 4-ring stainless steel gas hob, glass & black finish extractor hood, 600mm corner base with 300 door, 1000mm space for under-counter fridge and under-counter freezer.

### **First Floor:**

#### **LANDING:**

Plain plaster ceiling, loft hatch, airing cupboard enclosing 'Boilerplate 2000'.

#### **BATHROOM: 6'1 x 6'10 shortening to 5'6.**

Rear aspect PVC window, plain plaster ceiling, ceramic tiled floor, heated towel rail, bath with mixer tap and thermostatic shower over, screen, pedestal wash hand basin, dual flush close coupled WC, half tiled walls.

#### **BEDROOM ONE: 8'3 widening to 11'3 plus wardrobe x 10'9.**

Front aspect PVC window, plain plaster ceiling, extractor fan, radiator, TV point, built-in wardrobe.

#### **EN-SUITE: 5'3 x 5'1.**

Front aspect PVC window, plain plaster ceiling, extractor fan, ceramic tiled floor, heated towel rail, half tiled walls, 750mm x 750mm shower enclosure with thermostatic shower and sliding head support, pedestal wash hand basin, shaver socket, dual flush close coupled WC.

#### **BEDROOM TWO: 10'8 plus wardrobe x 7'2.**

Rear aspect PVC window, plain plaster ceiling, radiator, built-in wardrobe.

### **Outside:**

#### **FRONT GARDEN: Refer to photo.**

#### **REAR GARDEN: Refer to photos.**

46Ft x 14½Ft, gate to pathway to garage.

#### **GARAGE:**

Half glazed door to the pathway from the garden, up-and-over door, light & power, eaves storage, driveway parking for a car.



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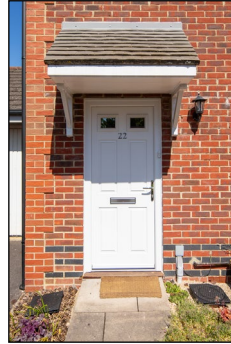
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Front



Porch & Hall



Cloakroom



Living Room



Living Room



Kitchen Diner



Kitchen Diner

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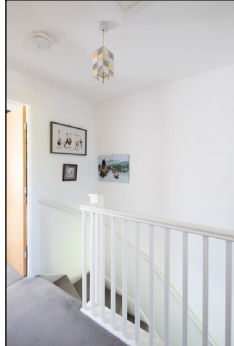
Kitchen Diner



Kitchen Diner



Landing



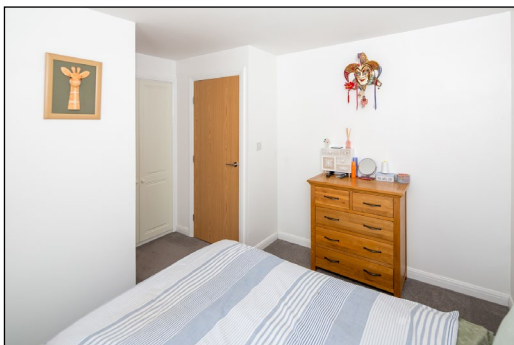
Bathroom



Bedroom One



Bedroom One



Bedroom One



En-suite





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Bedroom Two



Garage & Driveway



Rear Garden



Rear Garden

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

E P C

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## **Important Notes for Solicitors:**

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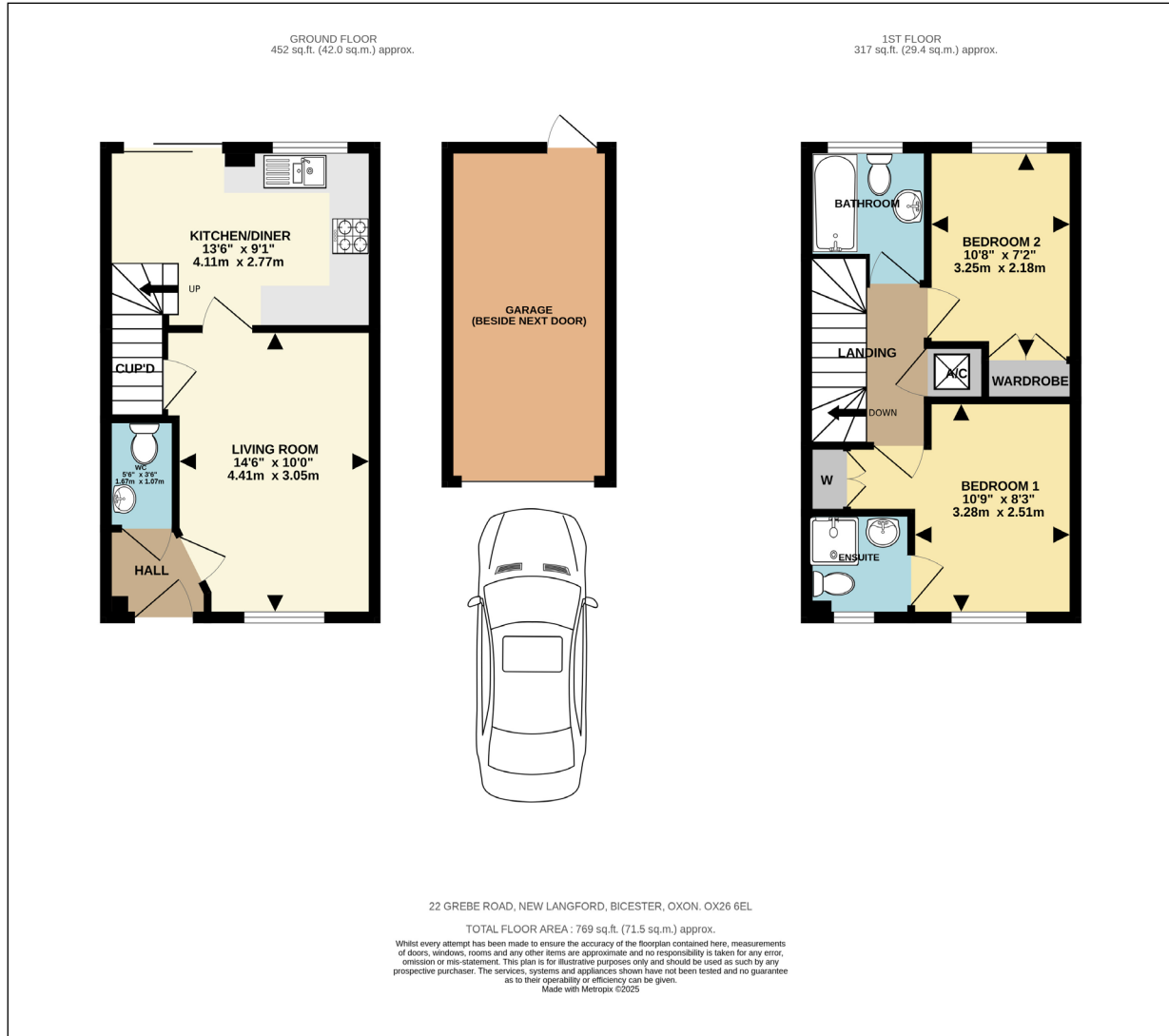
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