

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**9 Dunlin Court, New Langford Village,
Bicester, Oxfordshire. OX26 6WQ**

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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

9 Dunlin Court, Bicester, Oxon. OX26 6WQ



Close to the Conservation Area – A Three Bedroom End-Terrace with a South-East facing Garden and a Garage & Driveway to the Rear accessed from the Garden.

FREEHOLD

£ 375,000

- ❖ Close to The Conservation Area
- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Living Room
- ❖ Kitchen-Diner with French Doors to the Garden
- ❖ Landing, Three Bedrooms
- ❖ Bathroom
- ❖ Garage & Driveway to the Rear accessed from the garden
- ❖ Gas to Radiator Heating served by an 'Ideal' Boiler
- ❖ South-East facing Garden

VIEWING
APPOINTMENT:

DAY:

TIME:

Telephone 249922

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Key Facts for Buyers:

Council Tax: Band C
Approx. £2,215 per annum
EPC: Rating C (73)

Ground Floor:

External gas and electric meter boxes, coach lamp, part glazed security front door to:-

ENTRANCE HALL:

Radiator, laminate flooring, staircase.

CLOAKROOM: 5'3 (min) x 3'0.

Front aspect PVC window, LED down light, RCD electric consumer unit (fuse box), radiator, vinyl flooring, close coupled WC, corner wash hand basin.

LIVING ROOM: 15'2 x 11'11 (min).

Front aspect PVC window, laminate flooring, radiator, understairs cupboard, TV & satellite connections, telephone point.

KITCHEN-DINER: 14'9 x 10'2.

Rear aspect PVC French doors to the garden, rear aspect PVC window, ceramic tiled floor, radiator, space for table & chairs. Range of base and wall units with roll-edge laminate worktops and tiled surrounds, space for fridge freezer, 1200mm base unit with two 600mm doors, 1200mm corner base unit with 600mm door, stainless steel & glass fan oven/grill, 4-ring ceramic hob, extractor hood, 600mm base unit, 1200mm undersink corner base unit with 600mm door, 1½ bowl composite sink, space for dishwasher, two 400mm base units, space for automatic washing machine by patio door.

First Floor:

LANDING:

Side aspect PVC window, loft hatch (*part-boarded, light*), radiator, bulkhead airing cupboard enclosing 'Ideal' boiler.

BEDROOM ONE: 15'5 x 8'2.

Rear aspect PVC window, radiator, built-in 3-door double wardrobe, TV point.

BEDROOM TWO: 10'11 x 8'6.

Front aspect PVC window, radiator, built-in single wardrobe, TV point.

BEDROOM THREE: 9'0 x 6'6.

Rear aspect PVC window, radiator, TV point.

BATHROOM: 6'0 x 5'6.

Front aspect PVC window, LED down lighting, vinyl flooring, chrome heated towel rail, bath with mixer tap, thermostatic shower and sliding head support, screen, pedestal wash hand basin, close coupled WC.

Outside:

FRONT GARDEN: Refer to photo.

REAR GARDEN: Refer to photos.

Rear gate, South-East orientation, tap.

GARAGE & DRIVEWAY:

Up-and-over door, light & power, eaves storage, half glazed door to the garden. Driveway parking for a car.

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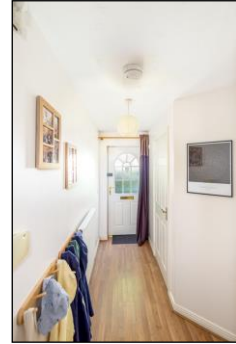
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Front



Front Door and Entrance Hall



Cloakroom



Living Room



Living Room



Living Room



Kitchen Diner



Kitchen Diner

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Kitchen Diner



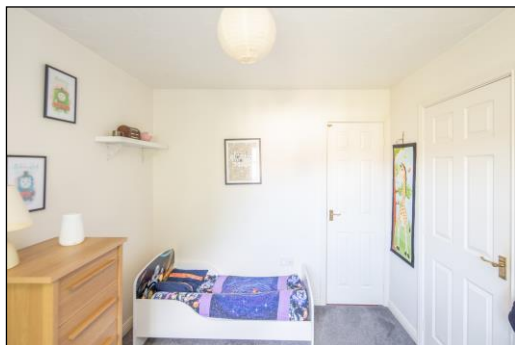
Kitchen Diner



Bedroom One



Bedroom One



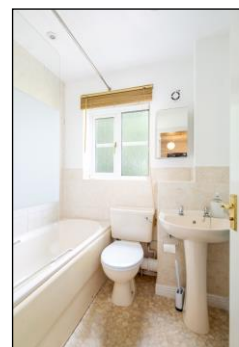
Bedroom Two



Bedroom Two



Bedroom Three



Bathroom

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Rear Garden



Rear Garden



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Garage and Driveway Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC



Space for Notes:

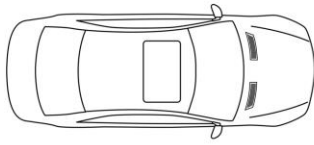
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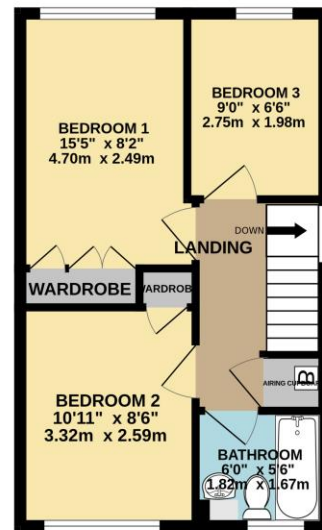
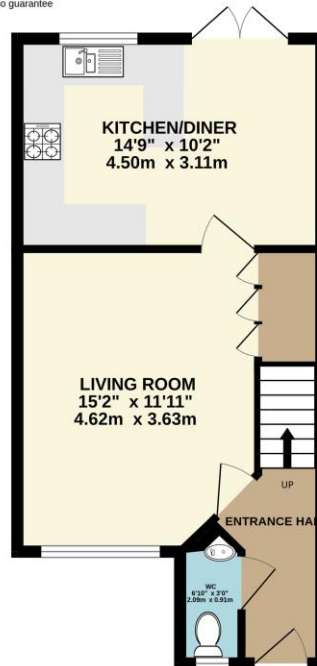
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TOTAL FLOOR AREA : 913 sq.ft. (84.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.

1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make or give and neither Barton Fleming nor any person in their employment, has authority to make or give any representation or warranty whatsoever in relation to this property. Land Registry Plans are provided as guidance only and while LRP documents are generated from what is registered at the point at when the plans are downloaded for use in these particulars they are not guaranteed to represent the property title at any given moment. Buyers should satisfy themselves through their solicitor as to the accuracy of the land registration at any given moment.