

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



14 Stonecrop Leyes, Bure Park, Bicester, OX26 3WZ

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Web: www.bartonfleming.co.uk
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

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Clean & Tidy Three Bedroom End-Terrace with a Study Extension into the oversize Garage leaving the rest as a larger than a standard Garage, Kitchen, Bathroom, En-suite, parking for two cars side-by-side.

FREEHOLD

£ 425,000

- ❖ Open Porch
- ❖ Entrance Hall, Cloakroom
- ❖ Kitchen Breakfast Room
- ❖ Lounge Diner with French Doors to the Garden
- ❖ Study
- ❖ Landing, Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Garage plus Driveway and Off-Road Parking for Two Cars
- ❖ Cul-de-Sac Location
- ❖ Walking Distance of Bicester North Station

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

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

Ground Floor:

SLOPING OPEN PORCH:

Outside courtesy light, part-glazed replaced security front door to:

ENTRANCE HALL:

Coving, radiator, strip vinyl "Karndean" flooring, thermostat, staircase.

CLOAKROOM:

Front aspect PVC window, radiator, "Karndean" flooring, close coupled WC, corner wash hand basin.

KITCHEN BREAKFAST ROOM: 11'5 x 7'8

Front aspect PVC window, chrome heated towel rail, ceramic tiled floor, wall mounted boiler. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, integrated washer dryer, 1½ bowl stainless steel sink, 800mm drawers under sink, corner unit, 600mm pan drawers, 4-ring ceramic induction hob, extractor hood, stainless steel and glass pyrolytic fan oven/grill, 500mm drawers, integrated fridge, integrated microwave.

LOUNGE DINER: 16'10 x 15'7

Rear aspect PVC French doors, rear aspect PVC window, coving, "Karndean" flooring, two radiators, understairs cupboard, fireplace with marble hearth and surround, gas living flame coal effect fire, glazed door to:

STUDY: 11'0 x 8'8

Front aspect PVC window, access to loft space, coving, radiator, "Karndean" flooring.

First Floor:

LANDING:

Access to loft space, radiator, airing cupboard.

RE-FITTED BATHROOM:

Extractor fan, strip vinyl flooring, heated towel rail, panel enclosed bath with mixer tap, tiled surrounds, thermostatic shower over, sliding head support, screen, wash hand basin with cupboard under, dual flush close coupled WC, half tiled walls.

BEDROOM ONE: 11'2 x 9'9

Front aspect PVC window, radiator, TV point, 6-door wardrobe.

RE-FITTED EN-SUITE:

Front aspect PVC window, extractor fan, heated towel rail, strip vinyl flooring, 740mm x 740mm shower enclosure with thermostatic shower, wash hand basin with cupboard under, dual flush close coupled WC, half tiled walls.

BEDROOM TWO: 12'1 x 8'3

Rear aspect PVC window, radiator.

BEDROOM THREE: 8'11 x 6'2

Rear aspect PVC window, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

GARAGE:

Up and over door, light and power, half glazed door, eaves storage.

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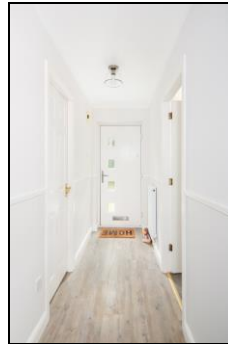
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Front Door/Open Porch



Entrance Hall



Cloakroom



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Study



Lounge Diner

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Lounge Diner



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Landing



Bathroom



Bedroom Two



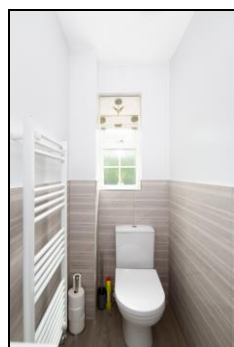
Bedroom Two



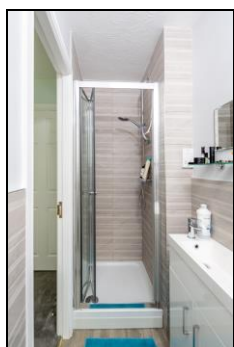
Bedroom One



Bedroom One



En-Suite to Bedroom One



Bedroom Three

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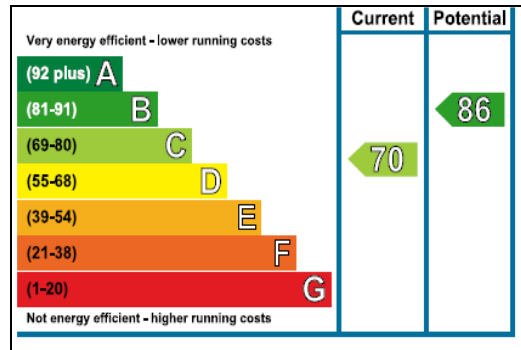
Rear Garden



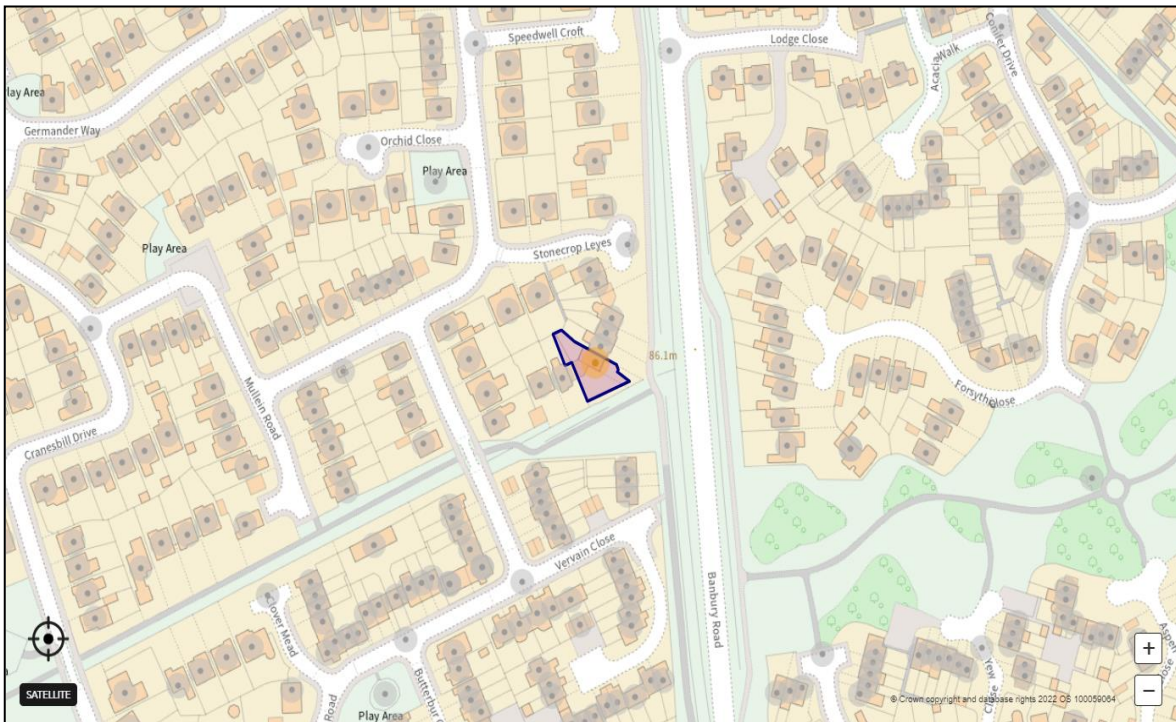
Rear Garden



Rear Garden



EPC



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