

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**95 Heron Drive, Langford Village,
Bicester, Oxfordshire. OX26 6YZ**

Tucked away and overlooking the nature reserve. With parking for two cars in separate bays this property also benefits from a replaced 'Ideal' boiler and a new garden deck.

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

Tel: Bicester (01869)

249922

95 Heron Drive, Bicester, Oxon. OX26 6YZ



One Bedroom Cluster Home overlooking the Nature Reserve with Gas to Radiator Heating plus PVC Double Glazing, Living Room, Re-fitted Kitchen & Bathroom, Bedroom with storage, Parking for 2 cars in separate bays, Replaced boiler.

FREEHOLD (without fees)

£ 239,950

- ❖ Open Porch
- ❖ Living Room
- ❖ Re-fitted Kitchen
- ❖ Landing, Bathroom
- ❖ Bedroom with storage
- ❖ Gas to Radiator Heating served by replaced boiler
- ❖ PVC Double Glazing
- ❖ Private Garden with Deck
- ❖ Two Parking Space
- ❖ Local Amenities
- ❖ Overlooking the Nature Reserve

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of C (70).

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

		70 C	
			90 B

Council Tax: Band B
Approx. £1,938.64 per annum.
Construction: Standard

Ground Floor:

OPEN SLOPING PORCH:

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

LIVING ROOM: 12'5 x 12'1.

Side aspect PVC oriel bay window, RCD/MCB electricity consumer unit (fuse box), two radiators, thermostat, two radiators, staircase.

RE-FITTED KITCHEN: 8'11 x 5'10.

Side aspect PVC window, extractor fan, click laminate flooring, wall mounted 'Ideal Logic Max Heat H12' boiler. Range of base and wall units with square-edge laminate worktops and tiled surrounds, 620mm space for tall fridge freezer, 500mm cutlery & pan drawers, 1000mm corner base unit with 400mm door, stainless steel & glass finish fan oven-grill, 4-ring ceramic electric hob, stainless steel extractor hood, 2nd 1000mm corner base unit with 400mm door, 500mm under-sink base unit with composite 'Cooke & Lewis' sink, space for washing machine.

First Floor:

LANDING:

Loft hatch

BEDROOM: 12'0 x 10'8.

Front and side aspect PVC windows, radiator, bulkhead airing cupboard.

BATHROOM: 7'8 x 5'0.

Side aspect PVC window, vent, radiator, sheet vinyl flooring, bath with mixer tap and shower attachment plus fixed head support, pedestal wash hand basin, dual flush close coupled WC.

Outside:

FRONT GARDEN:

Refer to porch photograph.

PARKING:

Refer to the Land Registry Plan, parking for two cars in separate bays.

REAR GARDEN: Refer to photographs

Gate, raised deck.

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Porch



Living Room



Living Room



Living Room



Kitchen



Kitchen

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Kitchen



Landing



Bathroom



Bathroom



Bedroom One



Bedroom One

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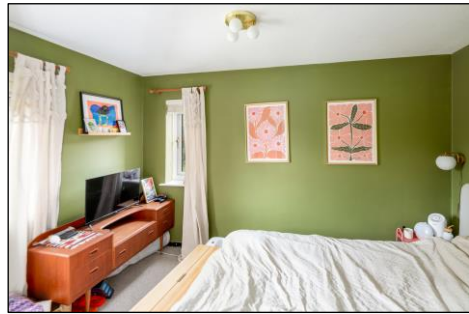
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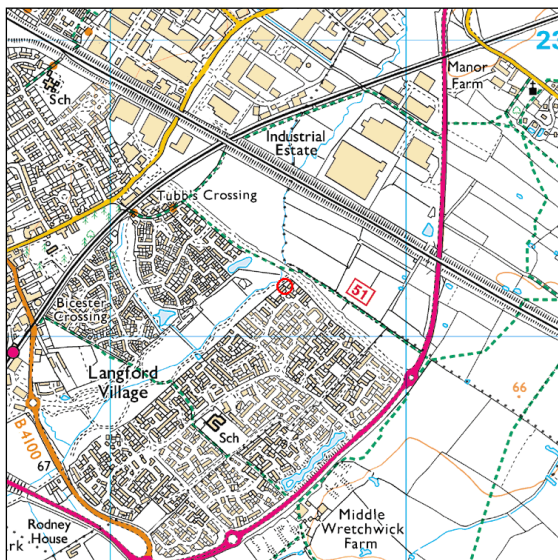
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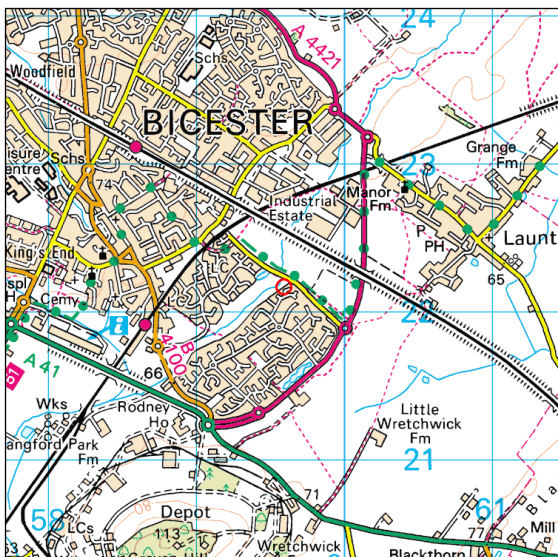
Bedroom One



Bedroom One



Bedroom One



Bedroom One

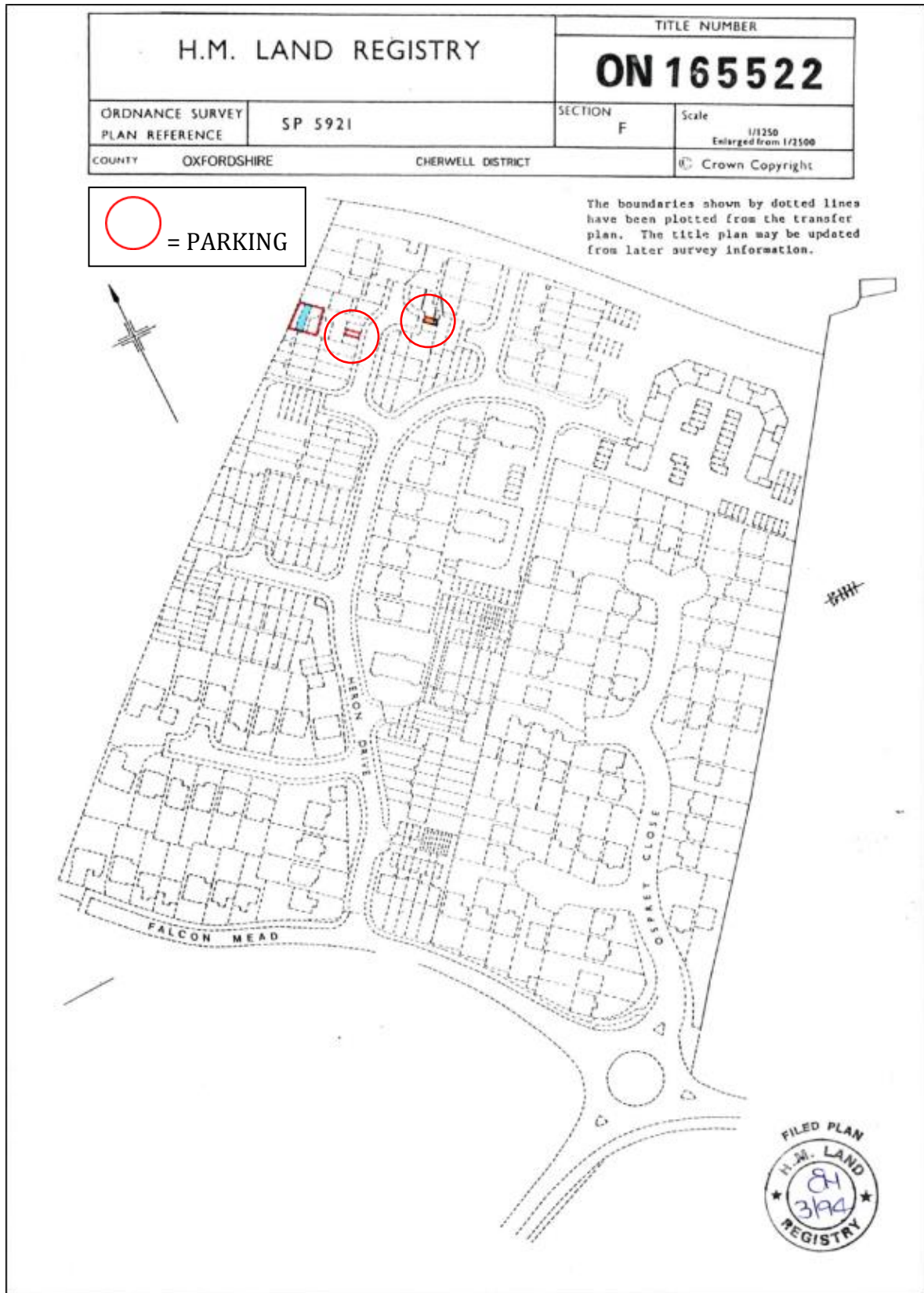
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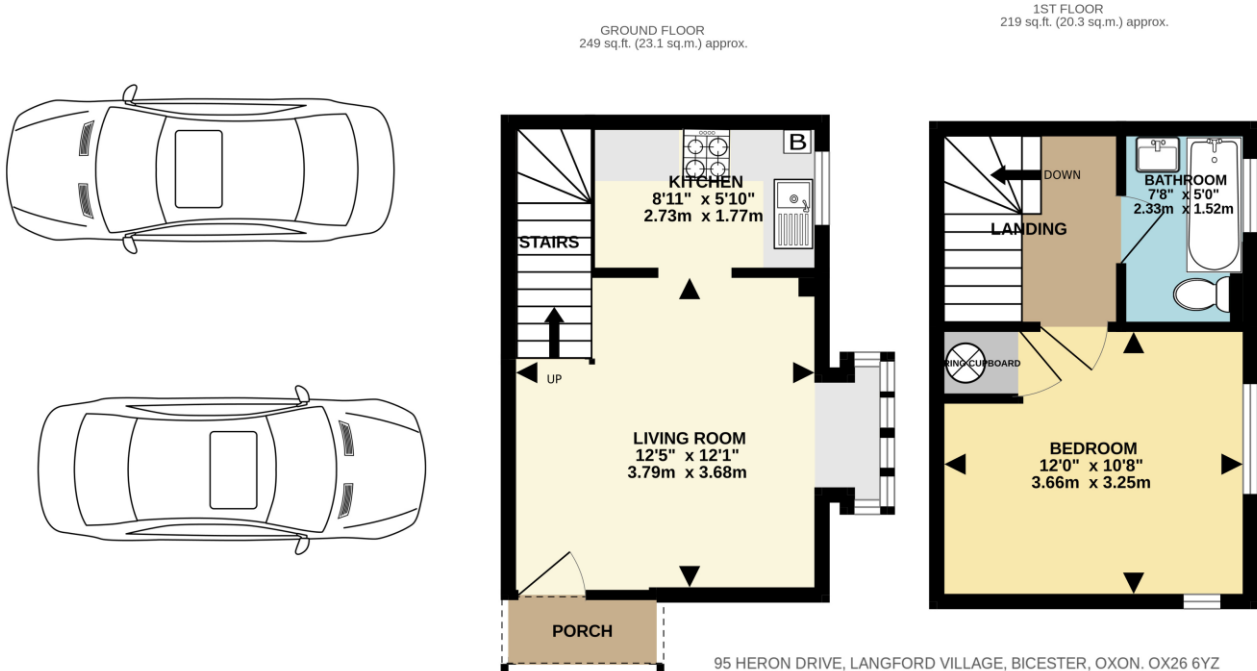
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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