

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



151 Avocet Way, Bicester, Oxfordshire. OX26 6YW

NO UPPER CHAIN

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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

151 Avocet Way, Bicester, Oxfordshire. OX26 6YW



A Two Double Bedroom Terraced House with Entrance Hall, Kitchen, Lounge Diner, Rear Garden, Two Parking Spaces, Close to Local Amenities including Doctors Surgery, Primary School and Shops

FREEHOLD

£ 289,500

- ❖ NO UPPER CHAIN
- ❖ Entrance Hall
- ❖ Kitchen
- ❖ Lounge Diner
- ❖ Landing with Two Bedrooms and Bathroom
- ❖ Front and Rear Garden
- ❖ Two Allocated Parking Spaces
- ❖ Close to Local Amenities
- ❖ Walking Distance to Bicester Village and Train Station

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating C (73)
Council Tax: Band C
Approx. £2,190 per annum.

Ground Floor:

Part-glazed PVC front door to:

ENTRANCE HALL: 8'9 x 3'8

Plain plaster ceiling, downlighting, Oak flooring, central heating thermostat, vertical radiator.

KITCHEN: 8'9 x 7'10

Front aspect PVC window, plain plaster ceiling, downlighting, Oak flooring, wall mounted "Ideal Logic +" boiler. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, space for washing machine, 1½ bowl stainless steel sink, 600mm under-sink base unit, 1200mm corner base unit with 600mm door, 450mm integrated slimline dishwasher, fan oven/grill, 4-ring gas hob, tiled splashback, stainless steel extractor hood, 300mm base unit, 600mm corner base unit with 600mm door, 600mm base unit with drawers, space for freestanding fridge freezer.

LOUNGE DINER: 15'10 x 11'10

Rear aspect PVC coated aluminium patio doors, coving, laminate worksurface, two radiators, TV point, BT master socket, staircase.

First Floor:

LANDING:

Two built-in cupboards.

BATHROOM: 7'2 x 5'6

Front aspect PVC window, panel enclosed bath with mixer tap shower attachment, sliding head support, tiled surrounds, close coupled WC, pedestal wash hand basin.

BEDROOM ONE: 13'2 x 11'10

Front and rear aspect PVC windows, radiator, Oak flooring, 5-ft wide built-in wardrobe, access to loft space.

BEDROOM TWO: 15'7 x 8'7 widening to 11'9, narrowing to 7'2

Rear aspect PVC dormer window, access to loft space, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs
305° magnetic West/North West. Sunny in the afternoon and evening.

PARKING:

Two allocated parking spaces in the car park to the rear.

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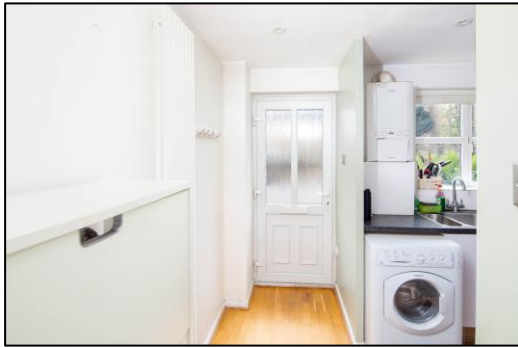
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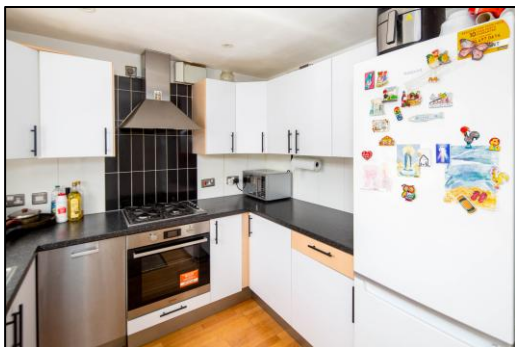
Entrance Hall



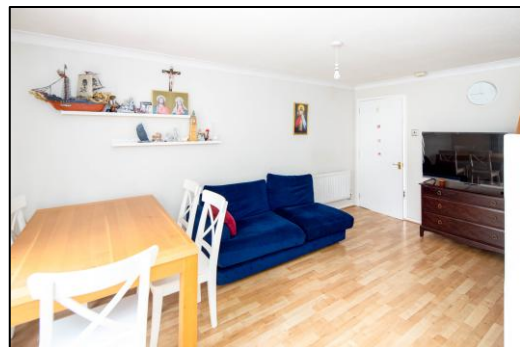
Kitchen



Kitchen



Kitchen



Lounge Diner

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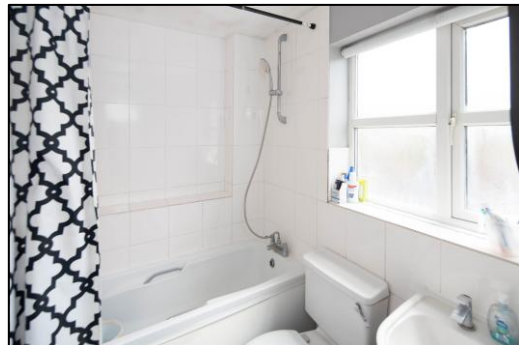
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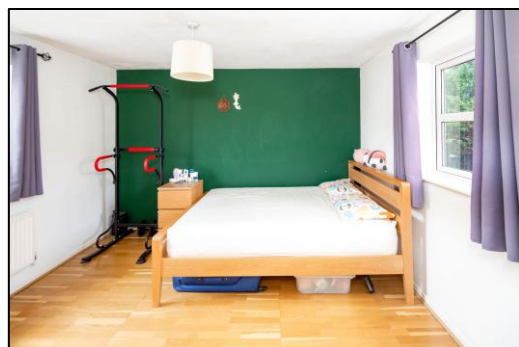
Lounge Diner



Bathroom



Bathroom



Bedroom One

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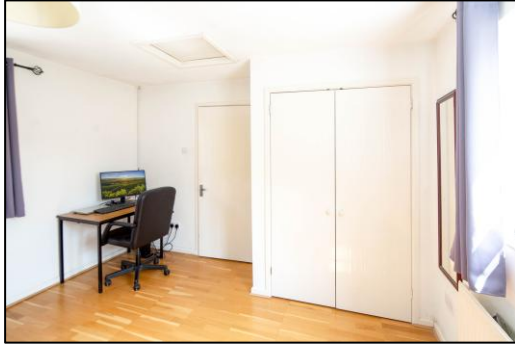
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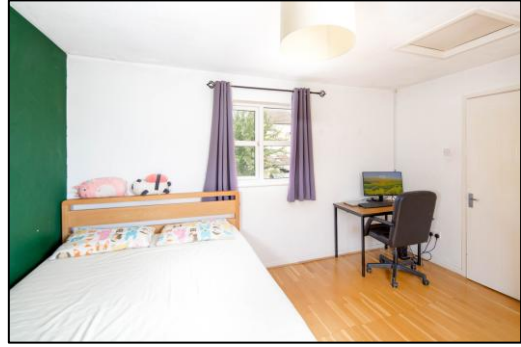
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Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Two



Rear Elevation



Archway through to Car Park



Parking Spaces

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Rear Garden



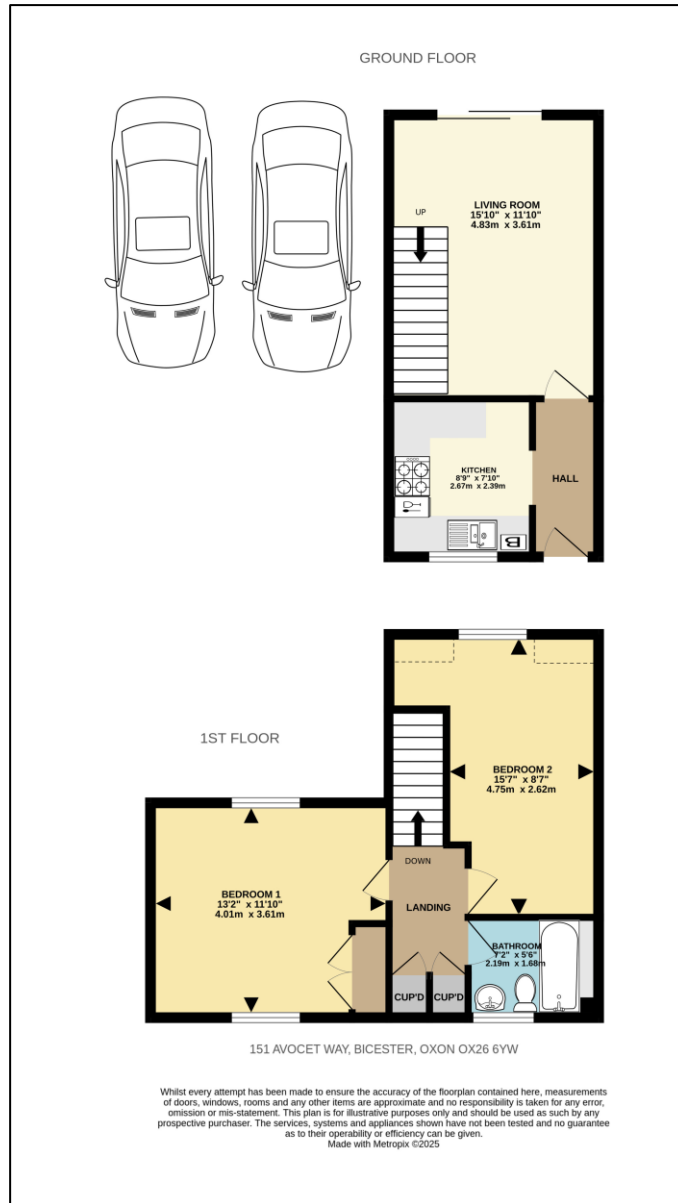
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