

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**54 Shannon Road, Bicester, Oxfordshire. OX26 2RW**

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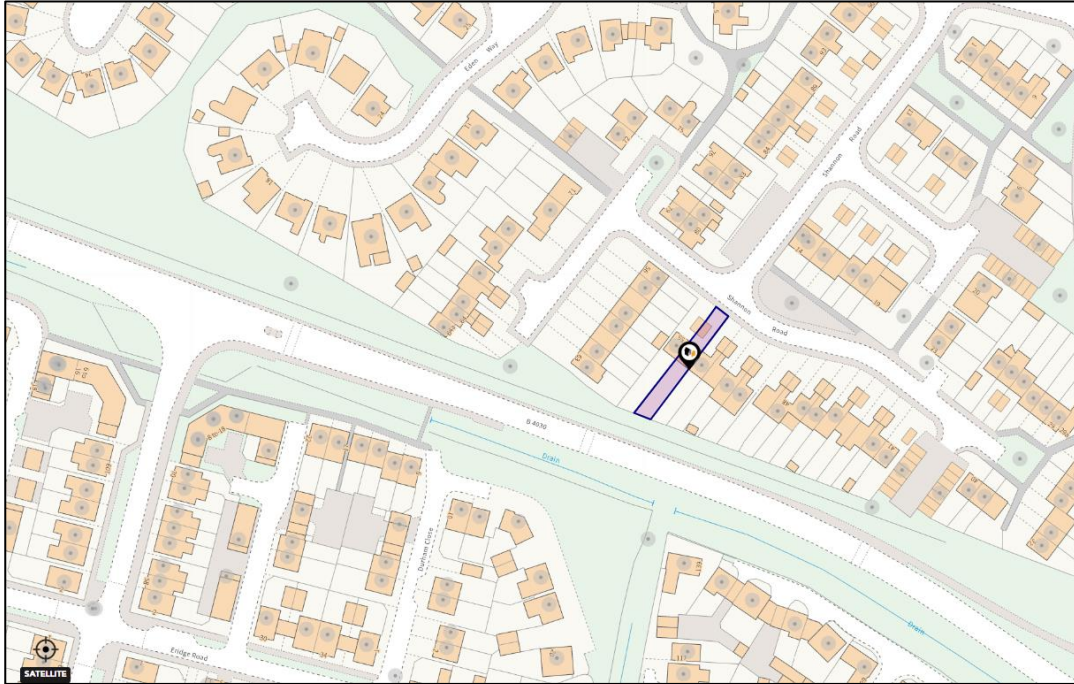
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Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**54 Shannon Road, Bicester, Oxfordshire. OX26 2RW**



**A Three Bedroom Terraced House with Lounge Diner, Kitchen, Bathroom, Front Garden, 67ft South West Facing Rear Garden, Garage and Driveway Parking**

**FREEHOLD**

**£ 300,000**

- ❖ Open Recessed Porch with Store
- ❖ Lounge Diner
- ❖ Kitchen
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom
- ❖ Front and Rear Gardens
- ❖ Garage and Driveway Parking
- ❖ Close to Local Amenities
- ❖ Walking Distance to Town Centre

VIEWING  
APPOINTMENT:

DAY:

TIME:

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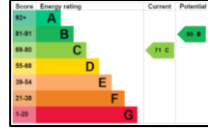
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### Key Facts for Buyers:

**EPC:** Rating of C (71).  
**Council Tax:** Band C  
Approx. £2,190 per annum.



### Ground Floor:

#### **OPEN RECESSED PORCH:**

Outside meter shed enclosing gas and electric meters, part-glazed PVC front door to:

**LOUNGE DINER: 24'0 overall. 12'10 extending to 14'10 into bay**

**Lounge Area 13'0 widening to 15'8 into staircase:** Front aspect PVC bow window, radiator, laminate flooring, staircase and understairs cupboard, TV point, BT master socket, central heating thermostat.

**Dining Area: 9'2 x 7'3** Rear aspect PVC French doors, radiator, laminate flooring.

#### **KITCHEN: 8'8 x 7'11**

Rear aspect half glazed PVC door and adjacent window, ceramic tiled floor, "Potterton Profile" boiler. Range of tall base and eye level units, roll edge laminate worksurface, 500mm tall unit, 600mm base unit, stainless steel and glass fan oven/grill, 4-ring gas hob, 600mm cutlery and pan drawers, 100mm tray space, 600mm undersink base unit, stainless steel sink, space for washing machine, space for slimline dishwasher, 300mm base unit, space for 550mm wide fridge freezer.

### First Floor:

#### **LANDING:**

Access to loft space, airing cupboard.

#### **BATHROOM: 6'6 x 5'8**

Rear aspect PVC window, 'P' shaped shower bath, mixer tap, screen, tiled surrounds, pedestal wash hand basin, dual flush close coupled WC, heated towel rail.

#### **BEDROOM ONE: 9'5 x 8'11 plus built-in wardrobe and built-in cupboard.**

Rear aspect PVC window, coving, built-in wardrobe, built-in cupboard.

#### **BEDROOM TWO: 9'10 x 7'9 plus built-in wardrobe**

Front aspect PVC window, radiator, built-in wardrobe.

#### **BEDROOM THREE: 7'7 x 6'7**

Front aspect PVC window, radiator.

### Outside:

#### **FRONT GARDEN: refer to photograph**

**REAR GARDEN: refer to photographs**  
210<sup>0</sup> magnetic South/South West, approximately 67 ft long.

#### **GARAGE:**

Up and over door, driveway parking for one car.



Rear Garden/Elevation



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Front



Lounge Diner



Lounge Diner



Dining Area



Lounge Area

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Kitchen





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Landing



Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Bathroom



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Rear Garden



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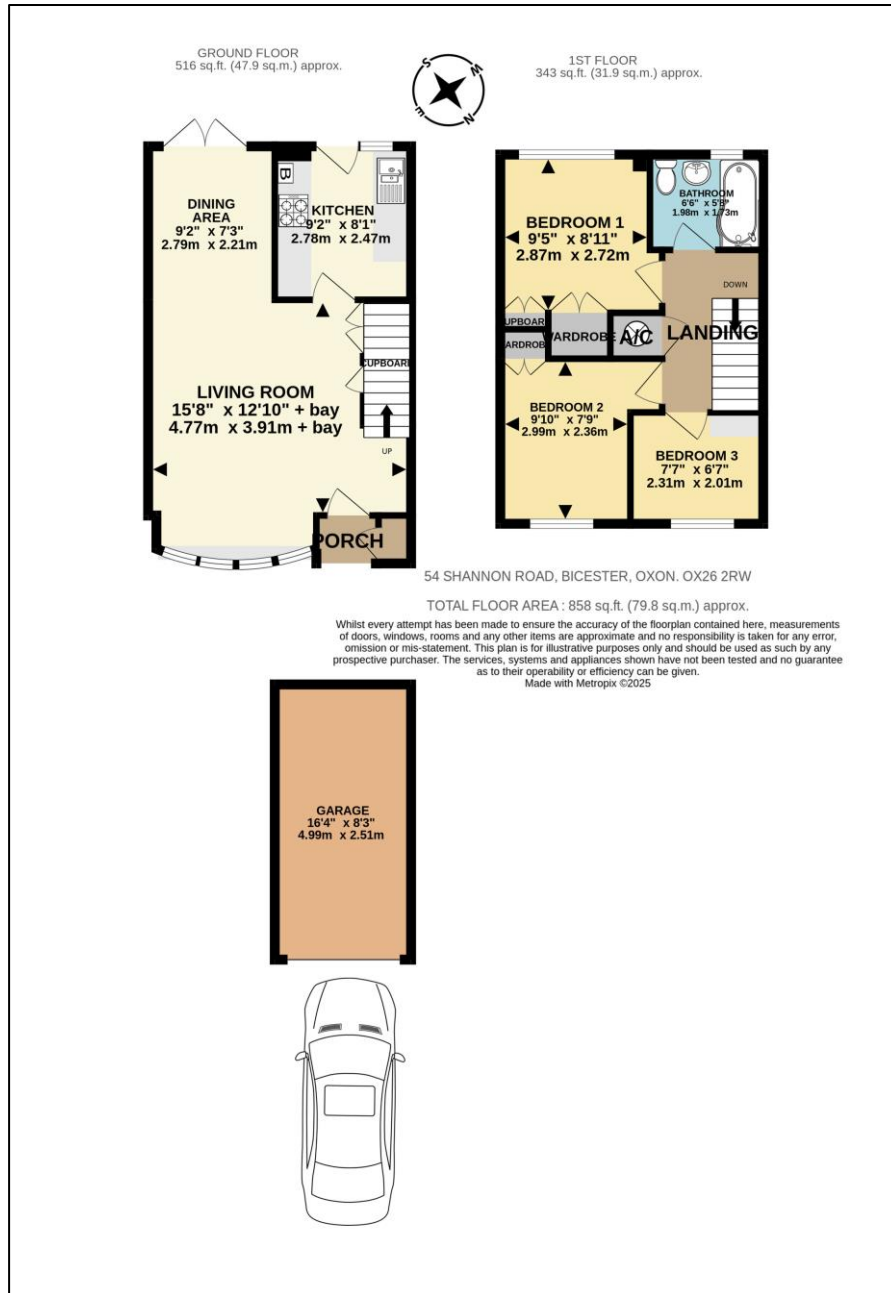
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