

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



24 Wisbech Road, Bicester, Oxfordshire. OX26 1FX

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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

24 Wisbech Road, Bicester, Oxfordshire. OX26 1FX



A Three Bedroom Property with Cloakroom, Kitchen Diner, Living Room, Family Bathroom and Separate En-Suite, Front and Rear Gardens, Car Port and Driveway Parking for 2-3 Cars in Tandem with Open Space to the Front.

FREEHOLD

Offers in Excess of: £ 435,000

- ❖ Storm Porch
- ❖ Entrance Hall and Cloakroom
- ❖ Kitchen Diner
- ❖ Living Room
- ❖ Landing with Three Double Bedrooms
- ❖ Family Bathroom with Shower Over Bath and Separate En-Suite
- ❖ Front and Rear Gardens
- ❖ Car Port and Driveway Parking for 2-3 Cars (approx. 45 ft Deep)
- ❖ Walking Distance to Local Amenities including Primary School
- ❖ 8 years remaining on NHBC Warranty

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Key Facts for Buyers:

EPC: Rating of B (85).
Council Tax: Band E
Approx. £3,011 per annum.

Ground Floor:

Ramp to:

STORM PORCH:

Outside courtesy light, half glazed security front door to:

ENTRANCE HALL: 14'5 x 7'7

Plain plaster ceiling, radiator, metal cased RCD/MCB electricity consumer unit, central heating thermostat, vinyl flooring, understairs cupboard enclosing internet hub, staircase.

CLOAKROOM: 4'8 x 3'7

Plain plaster ceiling, extractor fan, vinyl flooring, radiator, dual flush close coupled WC, pedestal wash hand basin.

KITCHEN DINER: 14'10 x 10'0

Front aspect PVC window, plain plaster ceiling, vinyl flooring, radiator, space for table and chairs. Range of tall base and eye level units, square edge laminate worksurfaces and upstands, 600mm tall unit with integrated fridge freezer, integrated dishwasher, 1½ bowl stainless steel "Franke" sink, 1000mm under sink base unit with two 500mm doors, integrated washer dryer, 600mm base unit, 600mm drawers, 4-ring stainless steel gas hob, ceramic splashback, stainless steel extractor hood, 600mm base unit, 600mm tall unit with integrated stainless steel fan oven/grill, 600mm tall unit.

LIVING ROOM: 17'11 x 12'7

Rear aspect PVC French doors, rear aspect PVC window, plain plaster ceiling, two radiators.

First Floor:

LANDING:

Plain plaster ceiling, linen cupboard.

BATHROOM:

Rear aspect PVC window, plain plaster ceiling, extractor fan, radiator, vinyl flooring, panel enclosed bath with mixer tap, thermostatic shower over, sliding head support, screen, dual flush close coupled WC, pedestal wash hand basin.

BEDROOM ONE: 14'3 narrowing to 10'1 x 14'3

Twin front aspect PVC window, plain plaster ceiling, radiator, overstairs cupboard, central heating thermostat for upstairs zone.

EN-SUITE:

Plain plaster ceiling, extractor fan, radiator, vinyl flooring, shower enclosure with "Mira Azora" shower, sliding head support, pedestal wash hand basin, shaver socket, dual flush close coupled WC.

BEDROOM TWO:

Front and rear aspect PVC windows, plain plaster ceiling, radiator.

BEDROOM THREE:

Rear aspect PVC window, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

CAR PORT: 18'3 x 10'5

Car port and driveway parking for 2-3 cars (in tandem). Approximately 45ft deep overall.

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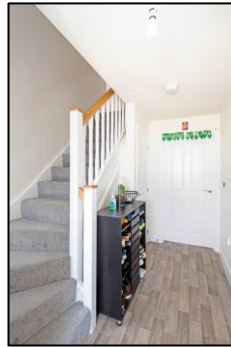
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Front



Entrance Hall



Cloakroom



Kitchen Diner



Kitchen Diner



Kitchen Diner



Living Room

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Living Room



Living Room



Living Room



Bathroom



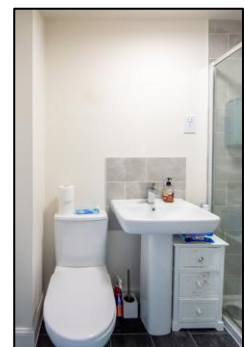
Bedroom One



Bedroom One



Bedroom One



En-Suite to Bedroom One

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Bedroom Two



Bedroom Two



Bedroom Three



Rear Garden



Rear Garden



Rear Garden



Rear Garden

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

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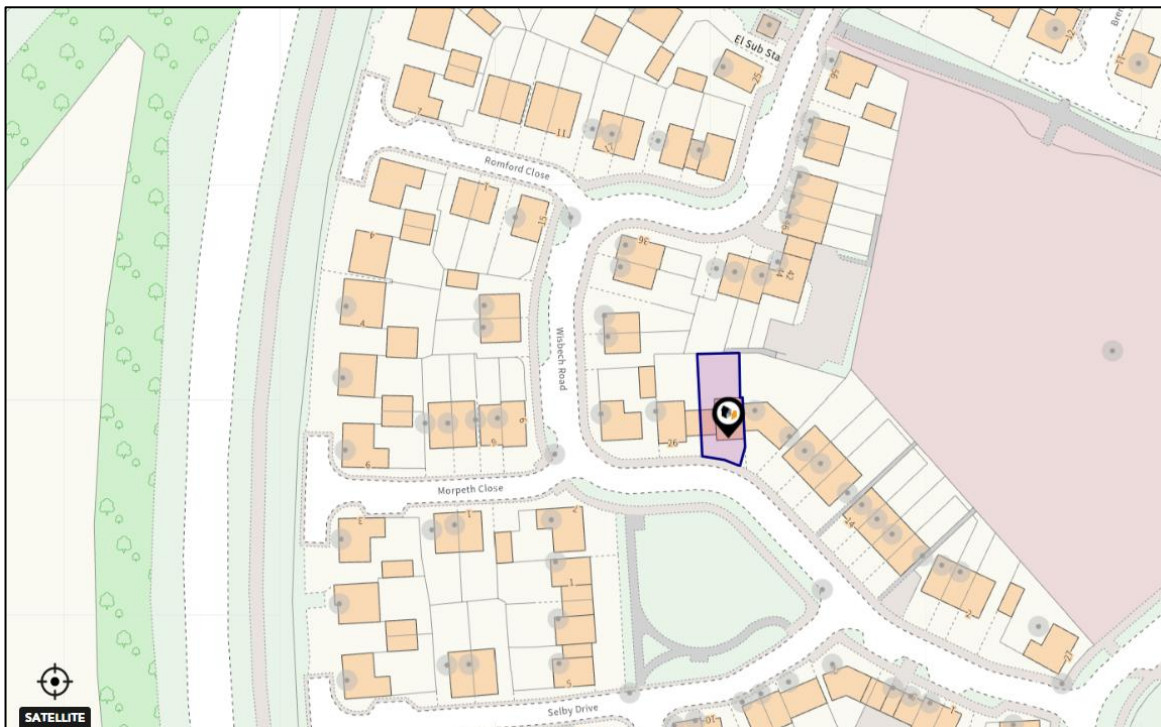
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Open Space to the Front



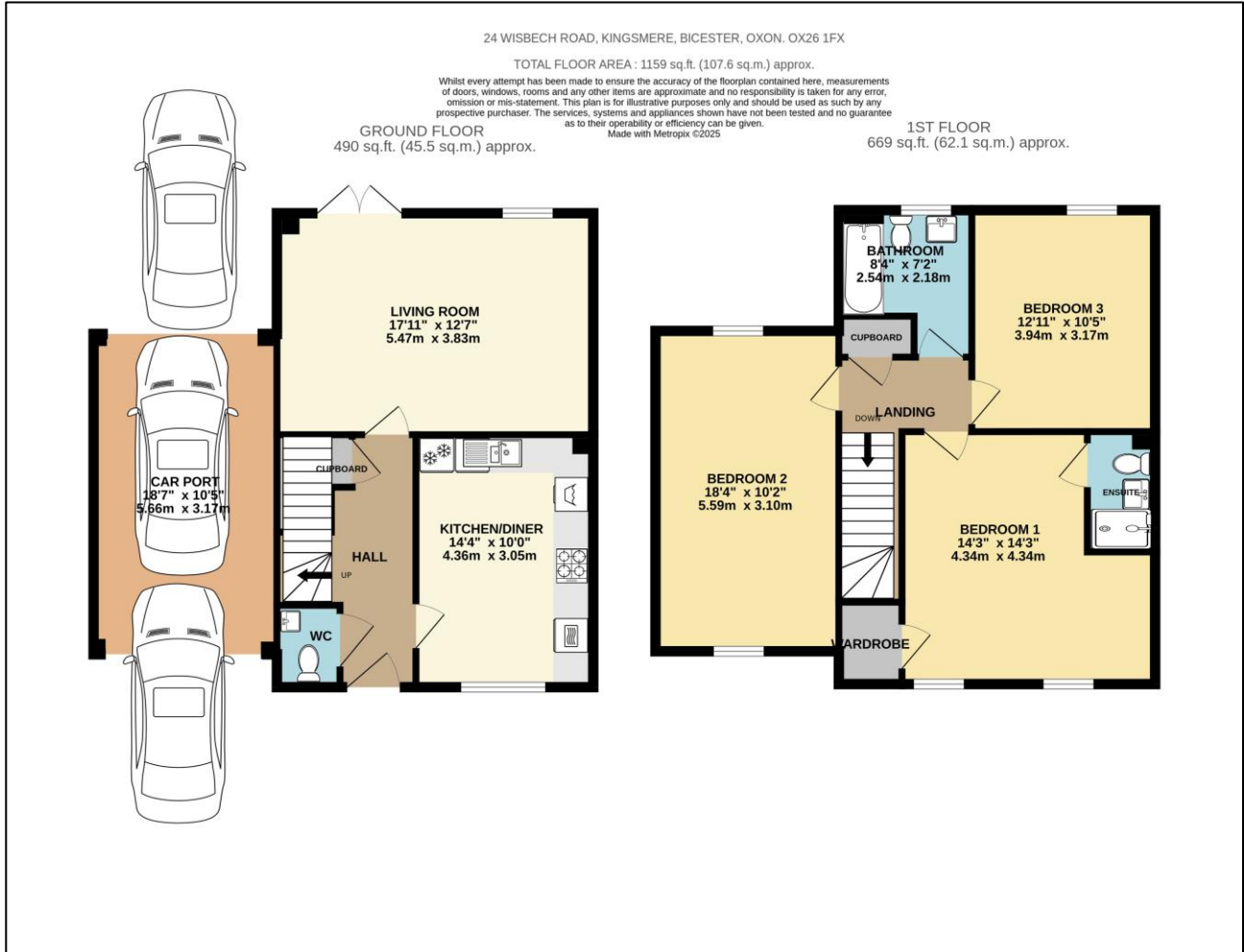
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