

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



42 Launton Road, Bicester, Oxfordshire. OX26 6PZ

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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

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**A Three Bedroom Detached House with Cloakroom,
Kitchen Diner, Living Room, Bathroom and En-Suite,
South Facing Rear Garden, Driveway Parking for Two Cars**

FREEHOLD

£ 360,000

- ❖ Storm Porch
- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Kitchen Diner
- ❖ Living Room
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ South Facing Rear Garden
- ❖ Off-road Parking for Two Cars Side-by-Side, on Block Paving

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of C (79).
Council Tax: Band D
Approx. £2,464 per annum.

Ground Floor:

Outside gas and electric meter boxes.

STORM PORCH:

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

ENTRANCE HALL: 16'8 x 6'8 including cloak cupboard.

Plain plaster ceiling, radiator, built-in cupboard, herringbone luxury vinyl tile flooring, central heating thermostat, staircase.

CLOAKROOM: 6'4 x 3'4

Plain plaster ceiling, ceramic tiled floor, radiator, wash hand basin, dual flush close coupled WC.

KITCHEN DINER: 16'8 x 9'11

Front aspect PVC window, rear aspect PVC window, plain plaster ceiling, downlighting, ceramic tiled floor, two radiators, wall mounted "Logic Combi ES35" boiler in the end wall unit by the window. Range of base and eye level units, square edge laminate worksurfaces, laminate upstands, 600mm base unit, second 600mm base unit, space for washing machine, 1000mm corner base unit with 500mm door, 600mm understairs base unit, 1½ stainless steel sink, space for dishwasher, 1000mm corner base unit with 400mm door, stainless steel and glass fan oven/grill, ceramic splashback, pull out extractor hood, 400mm drawers, space for 700mm fridge.

LIVING ROOM: 16'8 x 10'2

Rear aspect PVC French doors with windows either side, front aspect PVC window, plain plaster ceiling, two radiators, herringbone luxury vinyl flooring, second central heating thermostat.

First Floor:

LANDING:

Plain plaster ceiling, access to loft space, radiator.

BATHROOM: 6'9 x 5'7

Front aspect PVC window, plain plaster ceiling, ceramic tiled floor, radiator, panel enclosed bath, mixer tap shower attachment, sliding head support, screen, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM ONE: 12'6 x 10'2

Front aspect PVC window, plain plaster ceiling, radiator.

EN-SUITE: 10'2 x 3'11

Rear aspect PVC window, plain plaster ceiling, extractor fan, ceramic tiled floor, radiator, shelving, 1180mm x 760mm shower enclosure with "Aqualisa" power shower, sliding head support, dual flush close coupled WC, pedestal wash hand basin.

BEDROOM TWO: 9'11 x 9'5

Front aspect PVC window, plain plaster ceiling, radiator.

BEDROOM THREE: 9'11 x 7'1

Rear aspect PVC window, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

South facing, outside tap.

PARKING:

Off-road parking for two cars side-by-side on block paving.

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Entrance Hall



Entrance Hall



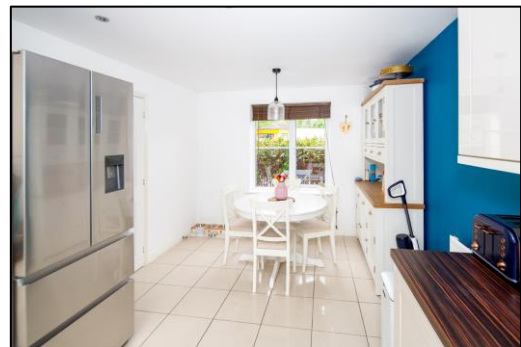
Kitchen Diner



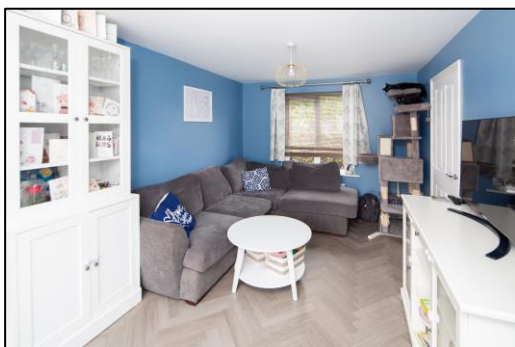
Kitchen Diner



Kitchen Diner



Kitchen Diner



Living Room



Living Room

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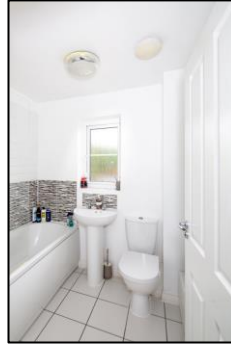
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Bathroom



Bathroom



Bedroom One



Bedroom One



En-Suite to Bedroom One



En-Suite to Bedroom One

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Bedroom Two



Bedroom Three



Rear Elevation



Parking for Two Cars Side-by-Side



Rear Garden

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Rear Garden



Land Registry Plan

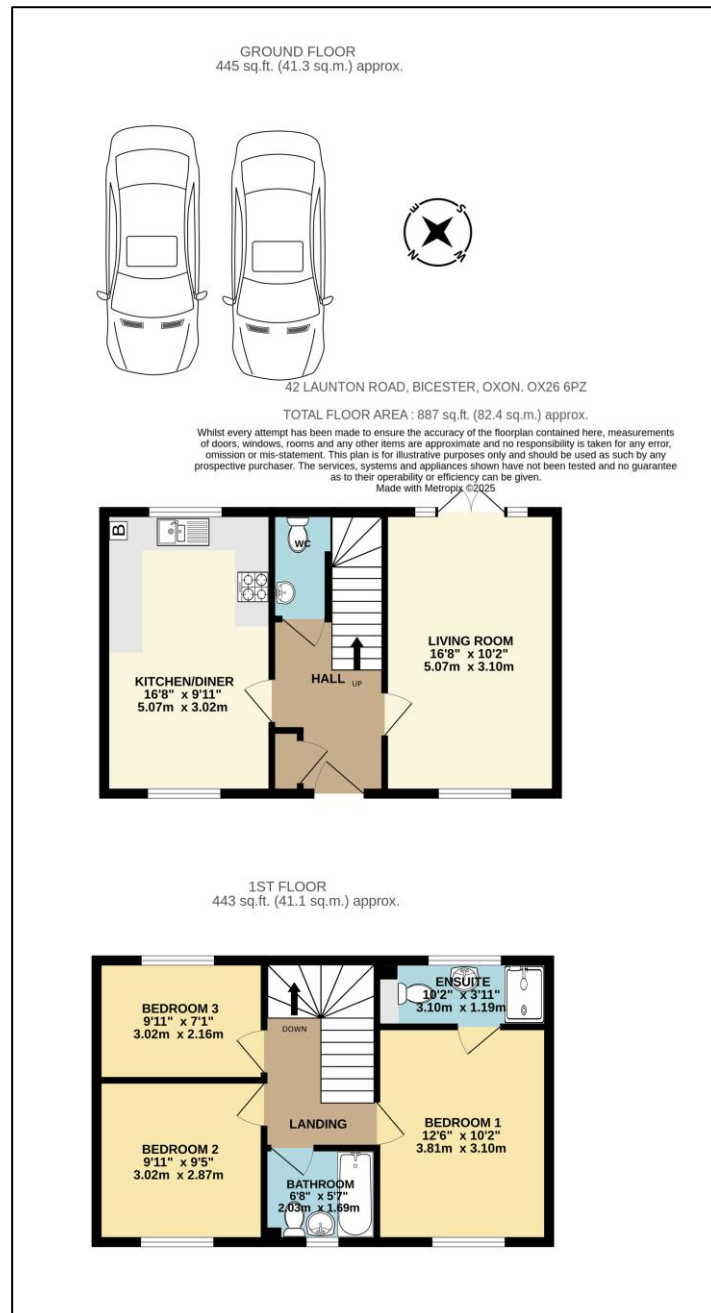
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