

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



71 Merlin Way, Bicester, Oxfordshire. OX26 6YG

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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 Four Bedroom Detached House with Three Reception Rooms, Conservatory, Kitchen, Utility Area, Bathroom and En-Suite, Front and Rear Gardens, Driveway Parking

FREEHOLD

offers in excess of £500,000

- ❖ Entrance Hall
- ❖ Living Room and Separate Dining Room
- ❖ Conservatory
- ❖ Kitchen
- ❖ Lobby, Cloakroom and Utility Area
- ❖ Family Room
- ❖ Landing
- ❖ Four Bedrooms
- ❖ Family Bathroom and En-Suite
- ❖ Front and Rear Gardens

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of C (70).
Council Tax: Band D
Approx. £2,464 per annum.

Ground Floor:

OPEN PORCH:

Outside courtesy light, half glazed PVC front door to:

ENTRANCE HALL:

Plain plaster ceiling, laminate flooring, central heating thermostat, staircase.

LIVING ROOM: 13'10 x 11'6

Front aspect PVC bay window, plain plaster ceiling, coving, two radiators, laminate flooring, gas living flame coal effect fire with ornate painted wooden mantel over, marble heath and surround, BT master socket, broadband hub, open plan to:

DINING ROOM: 9'5 x 8'10

Rear aspect PVC sliding patio door to conservatory, plain plaster ceiling, coving, radiator, laminate flooring.

CONSERVATORY: 10'6 x 8'5

Brick dwarf and left hand side walls, PVC window sections, glass roof, PVC side aspect French doors, laminate flooring, plastered walls, 13amp power socket.

KITCHEN: 9'10 x 9'5

Rear aspect PVC window, plain plaster ceiling, laminate flooring, understairs cupboard, radiator. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, 400mm drawers, space for 600mm slot-in cooker, extractor hood, 900mm x 900mm corner base unit with 300mm x 300mm bifold door and wine carousel, 600mm undersink base unit, 600mm space for dishwasher, 900mm x 900mm corner base unit with 300mm x 300mm bifold door, 600mm space for undercounter fridge, 400mm tall unit.

REAR LOBBY:

Side aspect half glazed PVC door, ceramic tiled floor, radiator, laminate flooring.

CLOAKROOM:

Rear aspect PVC window, plain plaster ceiling, laminate flooring, radiator, dual flush close coupled WC, wash hand basin with cupboard under.

UTILITY AREA: 7'9 x 3'11

Plain plaster ceiling, built-in cupboard enclosing space for washing machine and tumble dryer over, wall mounted "Logic + Heat 18" boiler.

FAMILY ROOM: 12'0 x 7'3

Front aspect PVC window, plain plaster ceiling, metal cased RCD/MCB electricity consumer unit (*installed 2021*), radiator, laminate flooring.

First Floor:

LANDING:

Plain plaster ceiling, airing cupboard.

BATHROOM: 6'10 x 6'4

Rear aspect PVC window, plain plaster ceiling, wooden flooring, radiator, panel enclosed bath with mixer tap shower attachment, sliding head support, tiled surrounds, pedestal wash hand basin, shaver socket, dual flush close coupled WC.

BEDROOM ONE: 11'7 x 11'5

Front aspect PVC window, plain plaster ceiling, radiator, 1630mm built-in wardrobe.

EN-SUITE: 5'6 x 4'11

Front aspect PVC window, plain plaster ceiling, extractor fan, ceramic tiled flooring, chrome heated towel rail, 800mm x 770mm quadrant shower tray, thermostatic rain head, sliding head support, second hand held head, dual flush close coupled WC, pedestal wash hand basin, shaver socket.

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BEDROOM TWO: 9'3 x 8'1

Rear aspect PVC window, plain plaster ceiling, radiator.

BEDROOM THREE: 9'8 x 7'6

Front aspect PVC window, plain plaster ceiling, radiator, built-in wardrobe.

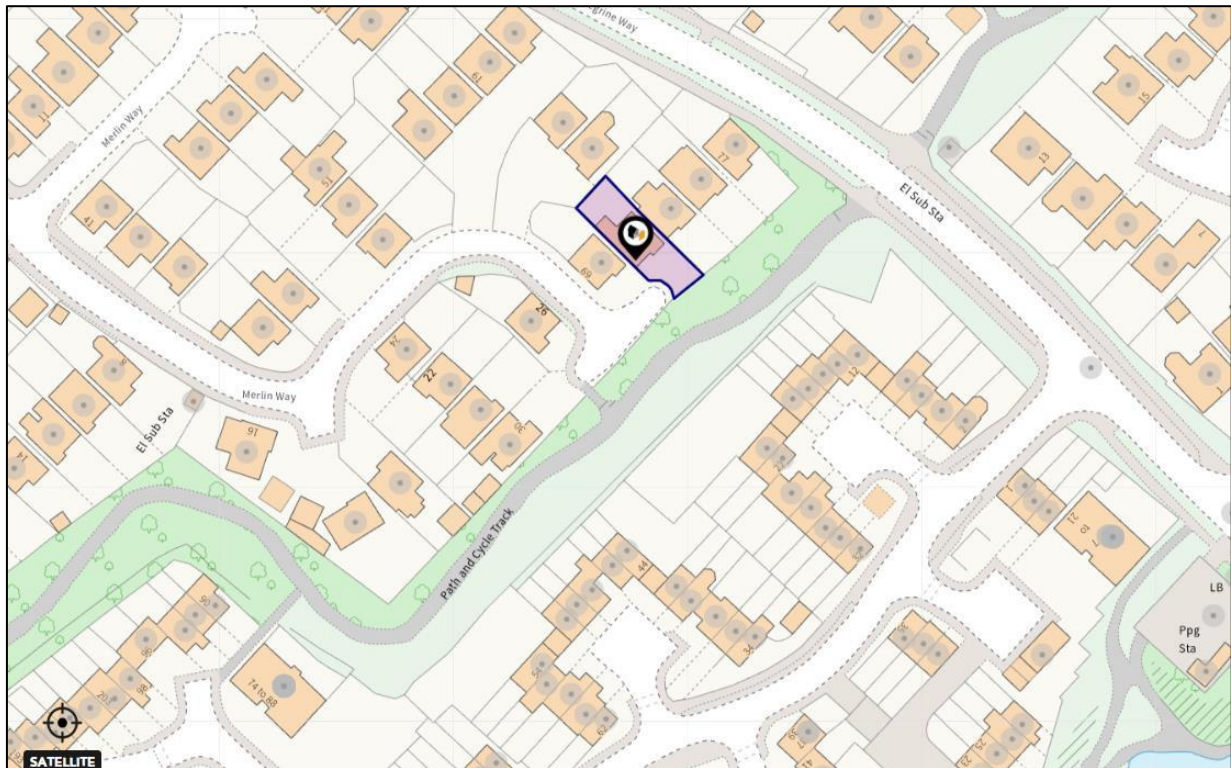
BEDROOM FOUR: 7'7 x 6'2

Rear aspect PVC window, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: refer to photograph Gate.

REAR GARDEN: refer to photographs Deck.



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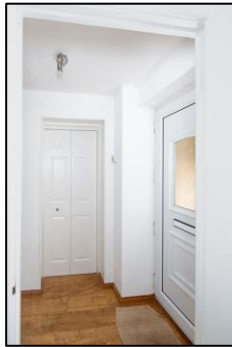
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Storm Porch and Entrance Hall



Living Room



Living Room



Living Room



Dining Room



Conservatory



Kitchen



Kitchen

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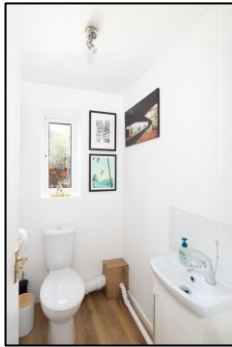
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Inner Hall and Cloakroom



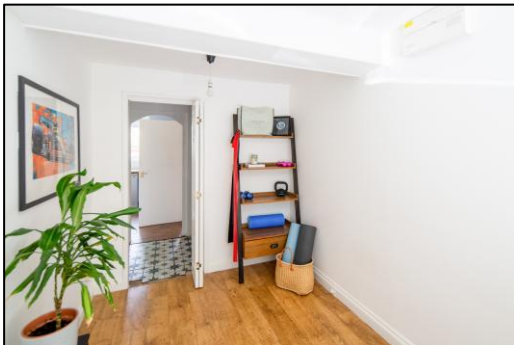
Family Room



Utility Area



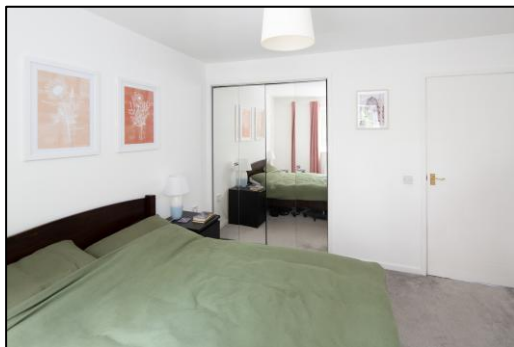
Family Room



Bedroom One



Bedroom One



En-Suite to Bedroom One



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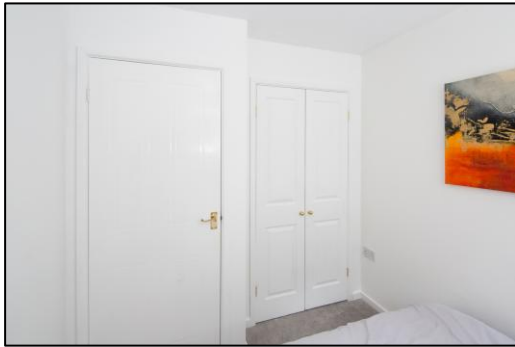
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Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Four



Bathroom



Rear Garden



Rear Garden



Rear Garden

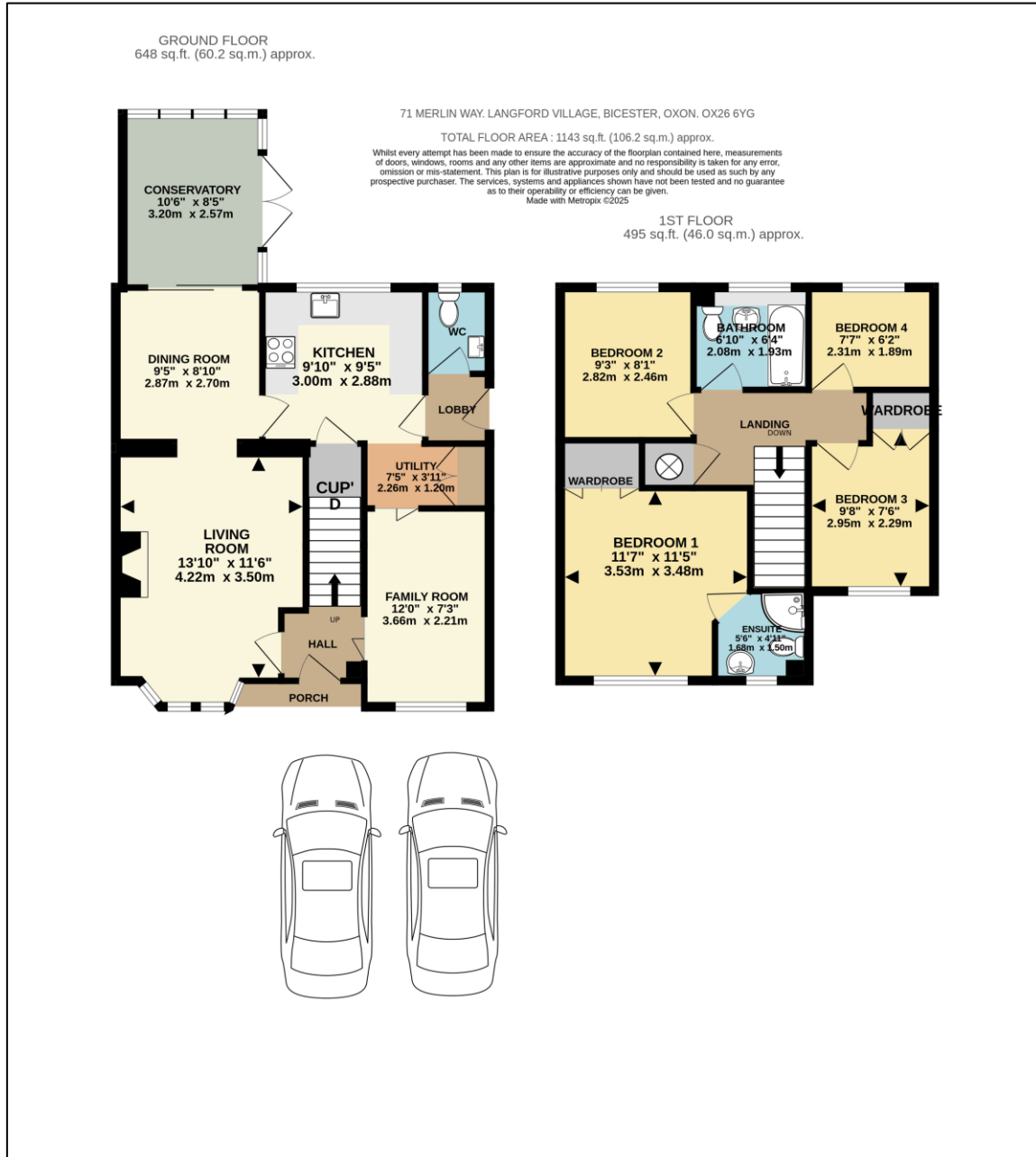
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