

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



35 Reedmace Road, Bicester, Oxfordshire. OX26 3WN

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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 on a Corner Plot with
Cloakroom, Living Room, Kitchen/Breakfast/Dining Room,
Bathroom and En-Suite, Rear Garden, Double Garage and
Driveway Parking for Three Cars**

FREEHOLD

Offers in Excess: £ 625,000

- ❖ Canopy Porch
- ❖ Entrance Hall and Cloakroom
- ❖ Living Room
- ❖ Kitchen/Breakfast/Dining Room
- ❖ Landing
- ❖ Four Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Rear Garden
- ❖ Double Garage and Driveway Parking
- ❖ Close to Local Amenities

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of C (74).
Council Tax: Band E
Approx. £3,011 per annum.

Ground Floor:

LEAD CANOPY PORCH:

Two outside electric meter sockets, outside ground level gas meter box, outside courtesy light, part-glazed security front door to:

ENTRANCE HALL: 19'0 x 6'1 narrowing to 5'2

Rear aspect PVC arched window on staircase, plain plaster ceiling, vertical radiator, click laminate flooring, telephone point, digital central heating thermostat, understairs cupboard, staircase.

CLOAKROOM: 5'8 x 2'9

Plain plaster ceiling, extractor fan, fully tiled walls, click laminate flooring, central heating towel rail, concealed cistern dual flush WC, wash hand basin with mirrored cupboard unit.

LIVING ROOM: 19'0 x 11'4

Front aspect PVC window, rear aspect PVC French doors with windows either side, plain plaster ceiling, radiator, vertical radiator, double dimmer switch, BT master socket, fireplace with granite mantle, hearth and surround, insert gas fire, two wall light points.

KITCHEN/BREAKFAST/DINING: 26'8 x 12'3 narrowing to 9'3 at front

Front aspect PVC window, rear aspect PVC window, side aspect PVC French doors, plain plaster ceiling, downlighting, 600mm x 600mm ceramic floor tiles, radiator, vertical radiator, 3-way dimmer switch. Range of base and eye level units, Oak worksurfaces and upstands, tiled surrounds, 800mm tall unit, breakfast bar (*to sit 3*) with two 650mm base units and spaces behind for tumble dryer and washing machine, 800mm pan drawers, stainless steel and glass fan oven/grill, 4-ring ceramic induction hob, ceramic splashback, stainless steel extractor hood, second 800mm pan drawers with cutlery tray, 1000mm corner base unit with 500mm door with magic trays, 1000mm undersink unit with bin and cleaning utensil drawer, 600mm integrated dishwasher, integrated undercounter fridge.

First Floor:

LANDING:

Rear aspect PVC arch window on staircase, plain plaster ceiling, access to loft space (*boarded*), radiator, linen cupboard.

BATHROOM: 6'8 x 5'6

Front aspect PVC window, plain plaster ceiling, downlighting, extractor fan, ceramic tiled floor, fully tiled walls, chrome heated towel rail, double ended bath with mixer tap shower attachment, sliding head support, glass screen, built-in furniture with inset wash hand basin, mirrored cupboard, concealed cistern dual flush WC.

BEDROOM ONE: 11'3 x 10'5 plus wardrobe and door

Rear aspect PVC inward opening French doors with Juliet balcony and circular window over, vaulted plain plaster ceiling, side aspect PVC window, wall light point, two double door built-in wardrobes, telephone point.

EN-SUITE: 7'10 x 4'11

Side aspect PVC window, plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, fully tiled walls, chrome heated towel rail, 1380mm x 770mm shower enclosure with thermostatic shower, rain head, second hand held head, sliding head support, concealed cistern dual flush WC, wash hand basin with drawers under, mirrored cupboard.

BEDROOM TWO: 11'7 x 9'11 including wardrobe

Rear aspect PVC window, plain plaster ceiling, built-in 2-door wardrobe, vertical radiator.

BEDROOM THREE: 9'5 plus built-in wardrobe x 8'11

Front aspect PVC window, plain plaster ceiling, built-in 2-door wardrobe, click laminate flooring, vertical radiator.

BEDROOM FOUR: 9'0 plus built-in wardrobe x 9'0

Front aspect PVC window, plain plaster ceiling, built-in 2-door wardrobe, vertical radiator.

Outside:

FRONT: refer to photograph

REAR GARDEN: refer to photographs

DOUBLE GARAGE:

Electric roller shutter door, half glazed side access door to garden, eaves storage, light and power, driveway parking for three cars.

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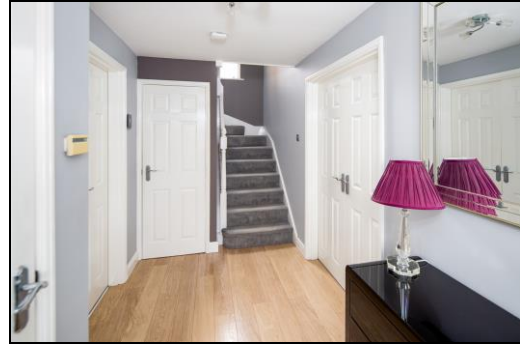
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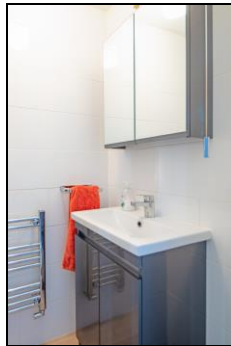
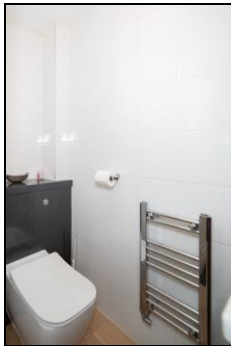
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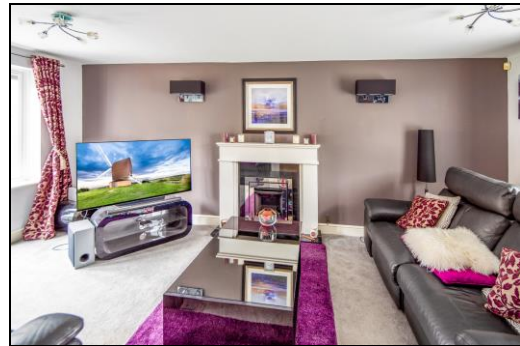
Entrance Hall



Entrance Hall



Cloakroom



Living Room



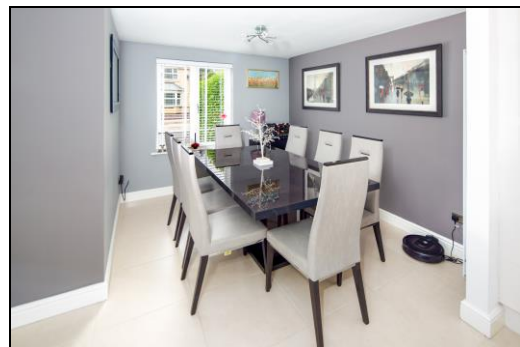
Living Room



Living Room



Living Room



Dining Room

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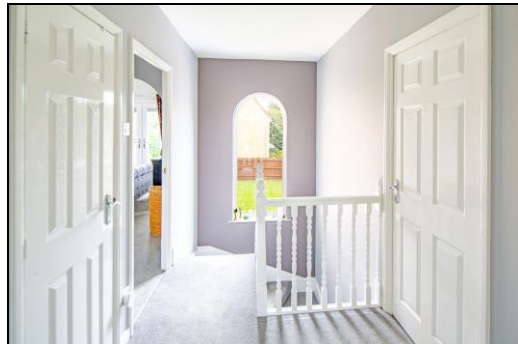
Kitchen/Breakfast/Dining



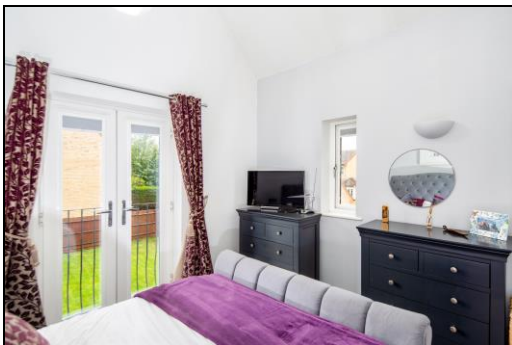
Kitchen/Breakfast/Dining



Kitchen/Breakfast/Dining



Landing



Bedroom One



Bedroom One



Bedroom One



En-Suite to Bedroom One

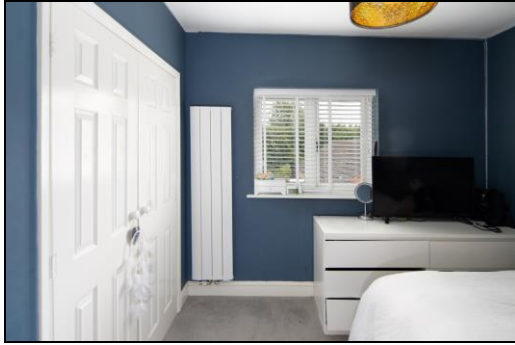
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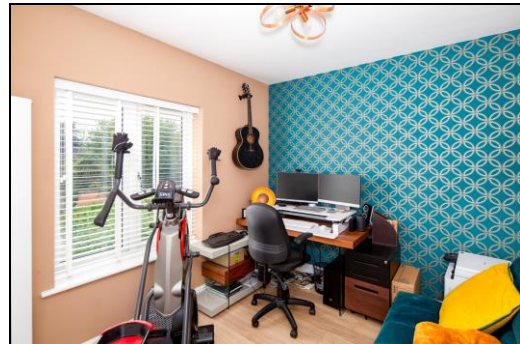
Bedroom Two



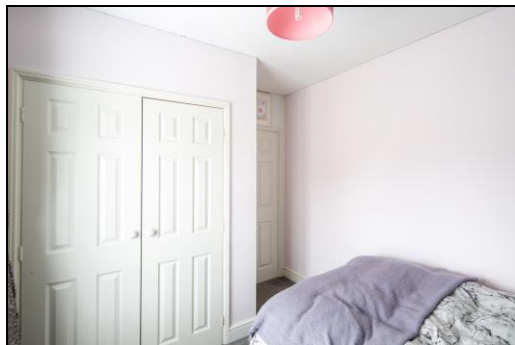
Bedroom Two



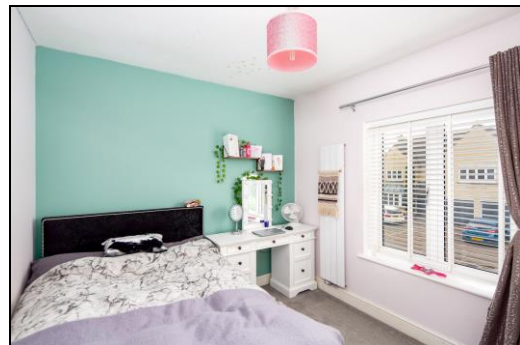
Bedroom Three



Bedroom Three



Bedroom Four



Bedroom Four



Bathroom



Patio Area

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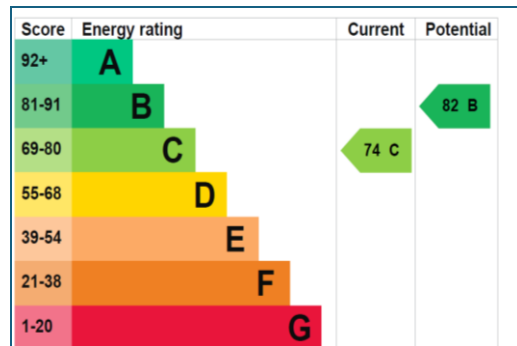
Rear Garden



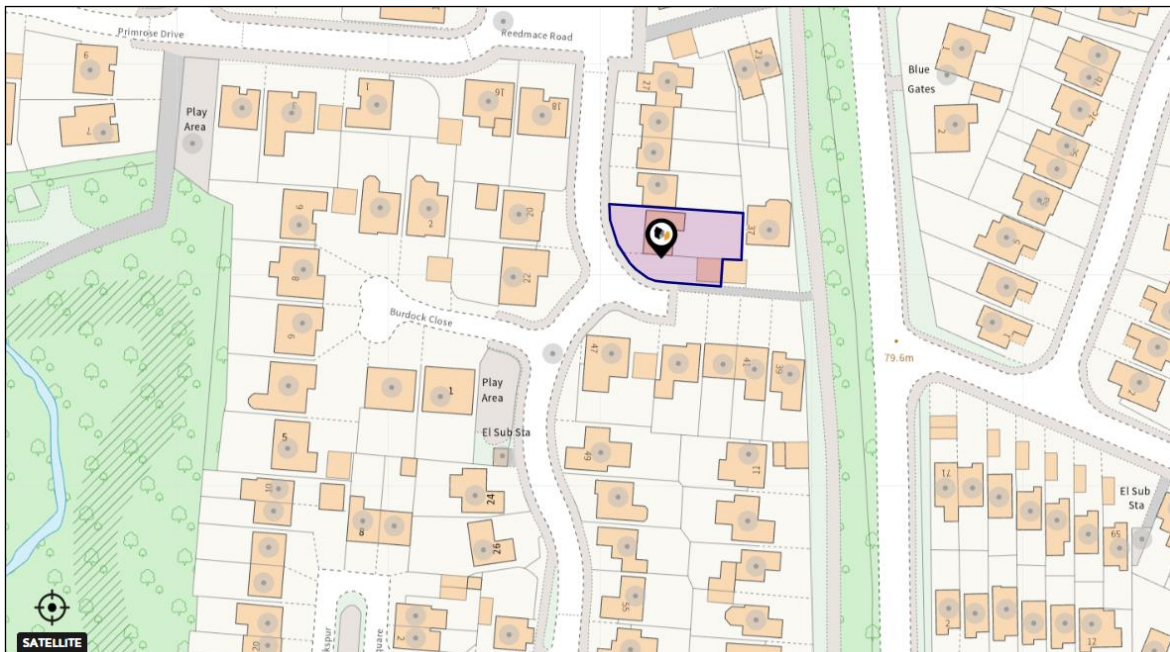
Rear Garden



Rear Garden



EPC



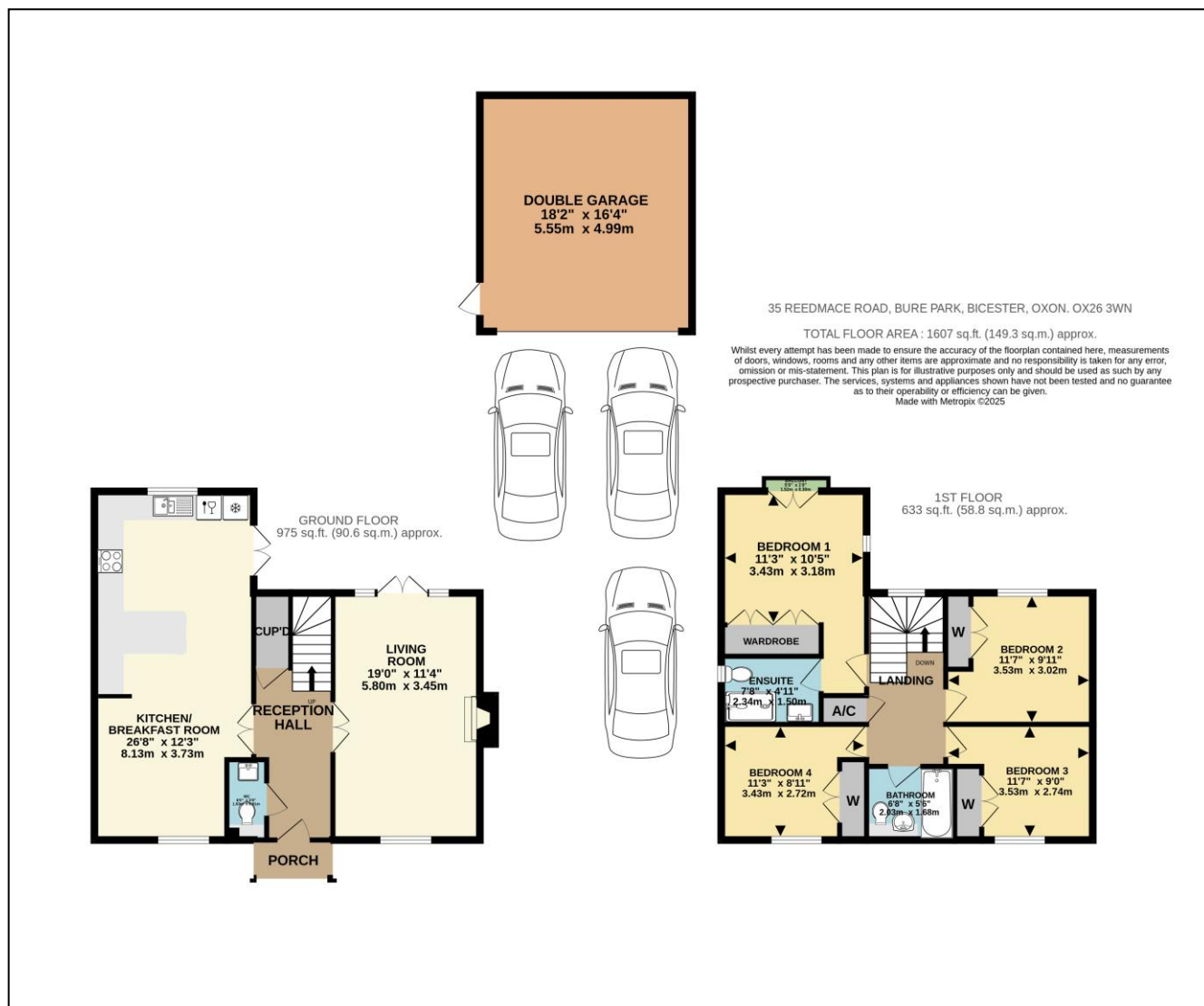
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