

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**53 Kempton Close, Kingsmere,  
Bicester, Oxfordshire. OX26 1AD**

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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

**53 Kempton Close, Bicester, Oxon. OX26 1AD**



**Three Bedroom Mid-Terrace with a Cloakroom, Kitchen Diner, Living Room with French Doors to the Garden, Bathroom and En-Suite, Southerly Facing Garden, Garage and Driveway Parking**

**FREEHOLD (without fees)**

**£ 389,950**

- ❖ Sloping Open Porch
- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Kitchen Diner
- ❖ Living Room with French Doors to the Garden
- ❖ Landing, Three Bedrooms
- ❖ En-Suite Shower Room to Bedroom One
- ❖ Bathroom
- ❖ Garage & Driveway Parking
- ❖ Open Plan Front & Southerly Facing Rear Garden
- ❖ Walking Distance of Town & Bicester Village

VIEWING  
APPOINTMENT:

DAY:

TIME:



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### **Key Facts for Buyers:**

**EPC:** Rating of C (80).  
**Council Tax:** Band D  
Approx. £2,464 per annum.

### **Ground Floor:**

#### **SLOPING OPEN PORCH:**

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

#### **ENTRANCE HALL:**

Plain plaster ceiling, radiator, ceramic tiled floor, 'Hive' internet hosted central heating control, telephone point.

#### **CLOAKROOM:**

Front aspect window, radiator, tiled flooring, dual flush close coupled WC, wash hand basin.

#### **KITCHEN DINER: 13'5 x 10'4.**

Front aspect PVC window, plain plaster ceiling, down lighting, RCD/MCB electricity consumer unit, space for table & chairs. Range of base and wall units with roll-edge laminate worktops and tiled surrounds, integrated 50/50 fridge freezer, stainless steel & glass finish fan oven-grill, four ring stainless steel gas hob, stainless steel extractor hood, 500mm drawer, corner unit, integrated washing machine, 1½ bowl stainless steel sink, integrated dishwasher, wall mounted 'Potterton' boiler located in the wall unit nearest the window.

#### **LIVING ROOM: 17'4 x 14'0.**

Rear aspect PVC French doors to the garden, rear aspect PVC window, plain plaster ceiling, 'Karndean' flooring, two radiators, under-stairs cupboard, two TV/satellite/telephone combination point.

### **First Floor.**

#### **LANDING:**

Plain plaster ceiling, airing cupboard.

#### **BATHROOM: 6'9 x 6'8.**

Front aspect PVC window, plain plaster ceiling, extractor fan, down lighting, ceramic tiled floor, heated towel rail, double ended bath, centre tap with shower attachment, sliding head support, tiled surrounds, pedestal wash hand basin, dual flush close coupled WC.

#### **BEDROOM ONE: 10'4 x 10'8 deepening to 14'10 plus wardrobe.**

Rear aspect PVC window, plain plaster ceiling, radiator, built-in double wardrobe, TV point, telephone point.

#### **EN-SUITE SHOWER ROOM: 6'2 x 5'0.**

Plain plaster ceiling, extractor fan, down lighting, ceramic tiled floor, heated towel rail, half tiled walls, shower enclosure with thermostatic shower and sliding head support, pedestal wash hand basin, shaver socket, dual flush close coupled WC.

#### **BEDROOM TWO: 10'5 x 10'4.**

Front aspect PVC window, plain plaster ceiling, radiator.

#### **BEDROOM THREE: 9'5 x 6'9.**

Rear aspect PVC window, plain plaster ceiling, loft hatch (*loft ladder, part boarded hard wired light*), radiator, telephone point.

#### **FRONT GARDEN: Refer to photos.**

#### **REAR GARDEN: refer to photos.**

#### **GARAGE: 19'8 x 9'10.**

Up-and-over door, eaves storage, driveway parking for a car.

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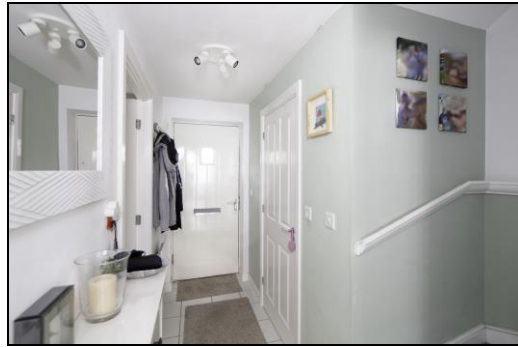
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Front



Entrance Hall



Cloakroom



Kitchen Diner



Kitchen Diner



Kitchen Diner



Living Room



Living Room

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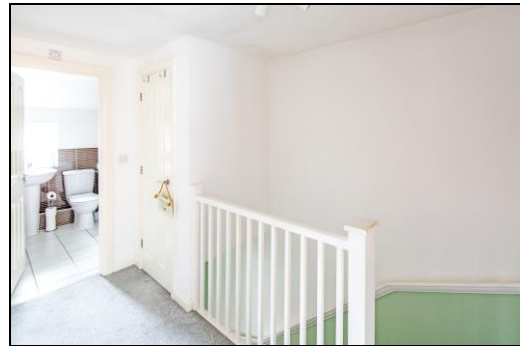
Living Room



Living Room



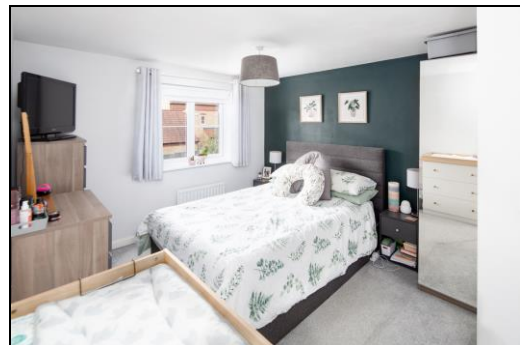
Living Room



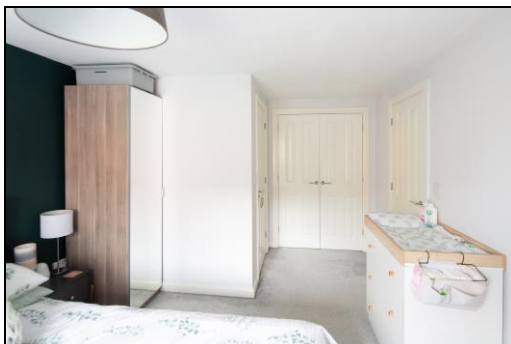
Landing



Bedroom One



Bedroom One



Bedroom One



En-Suite to Bedroom One





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Bedroom Two



Bedroom Two



Bedroom Three



Bathroom



Rear Garden



Rear Garden



Rear Garden



Single Garage and Driveway Parking (left)

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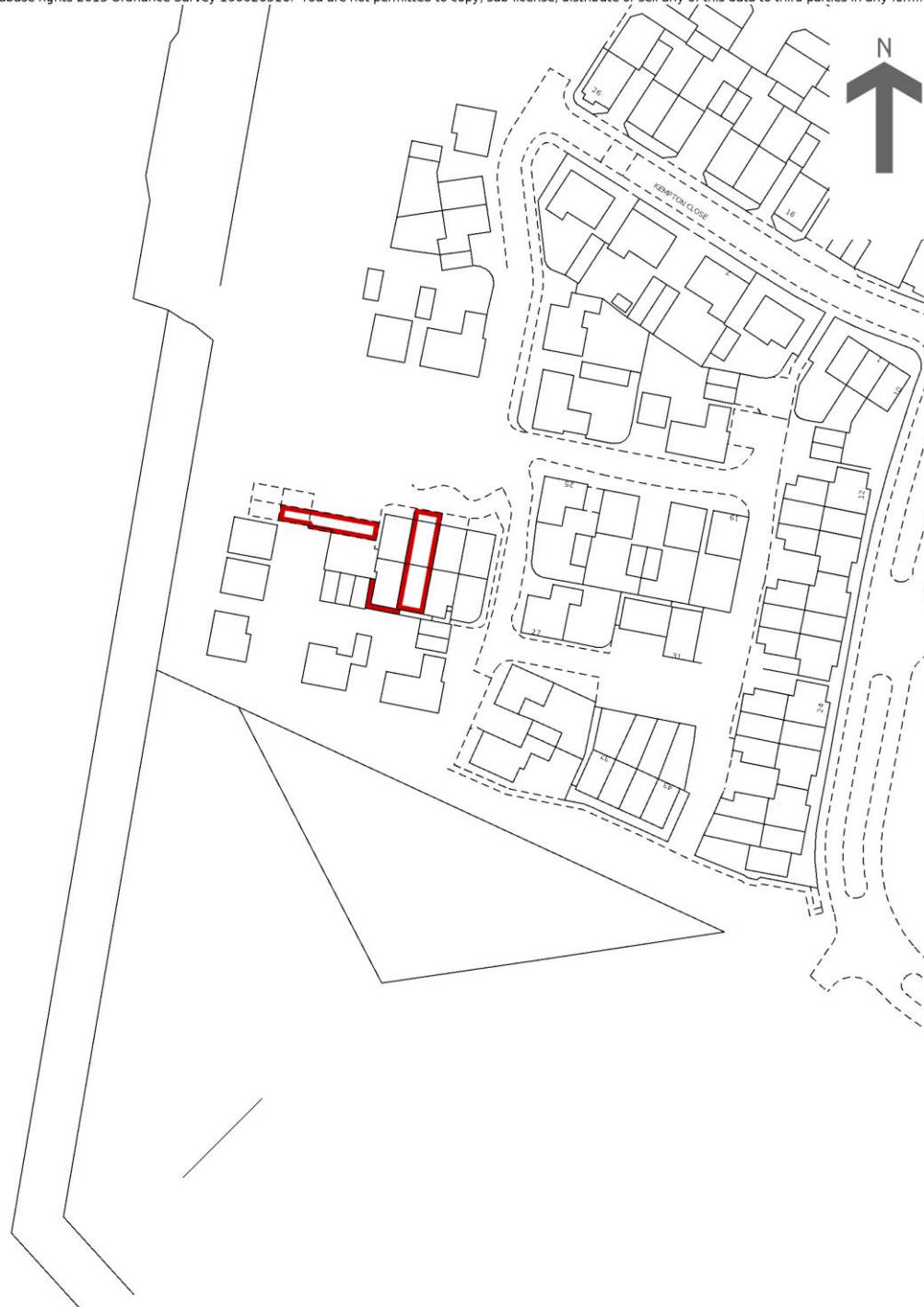
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HM Land Registry  
Current title plan

Title number **ON307585**  
Ordnance Survey map reference **SP5622SE**  
Scale **1:1250**  
Administrative area **Oxfordshire : Cherwell**



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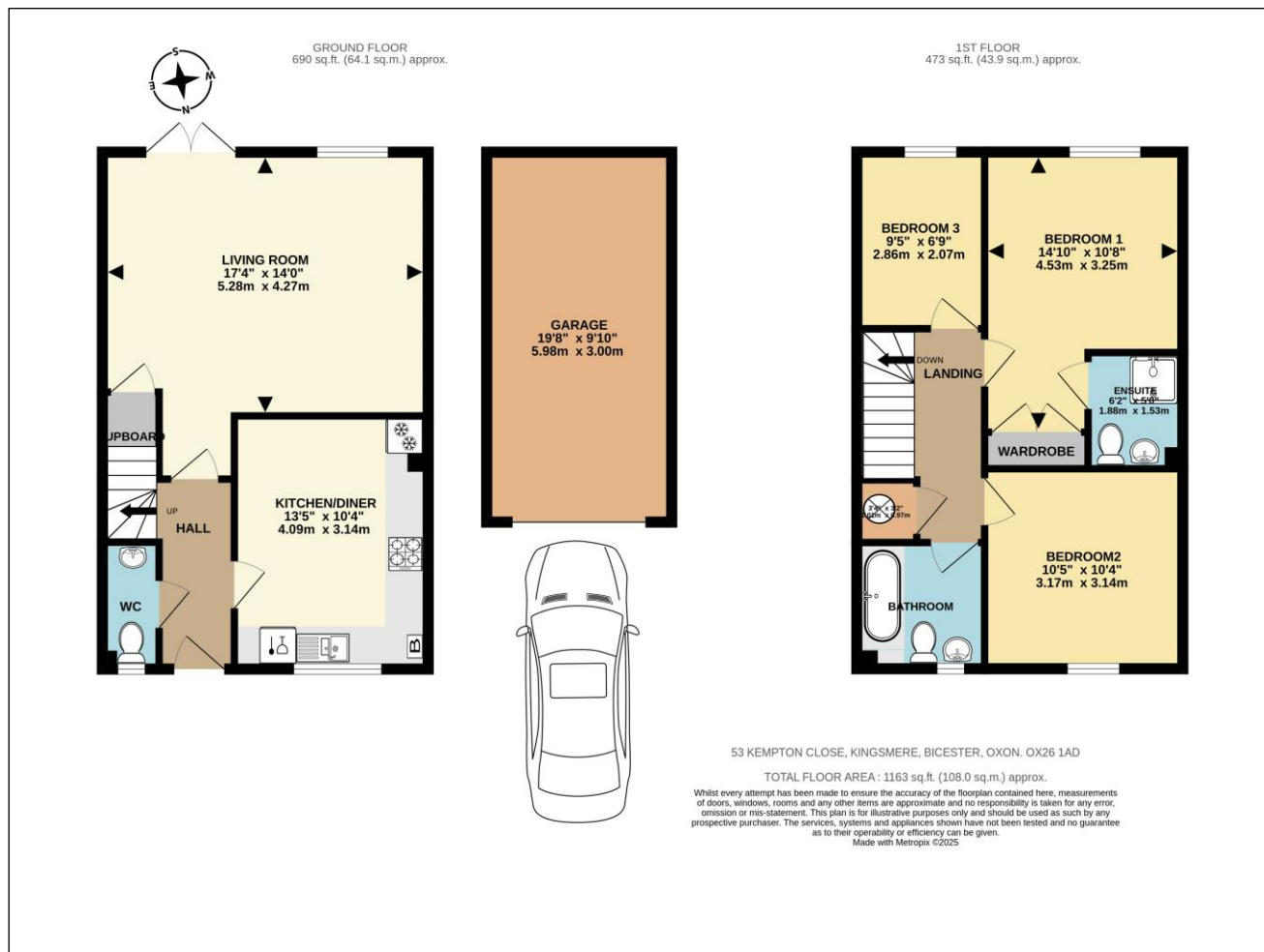
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