

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



15 Whimbrel Close, Bicester, Oxfordshire. OX26 6XP

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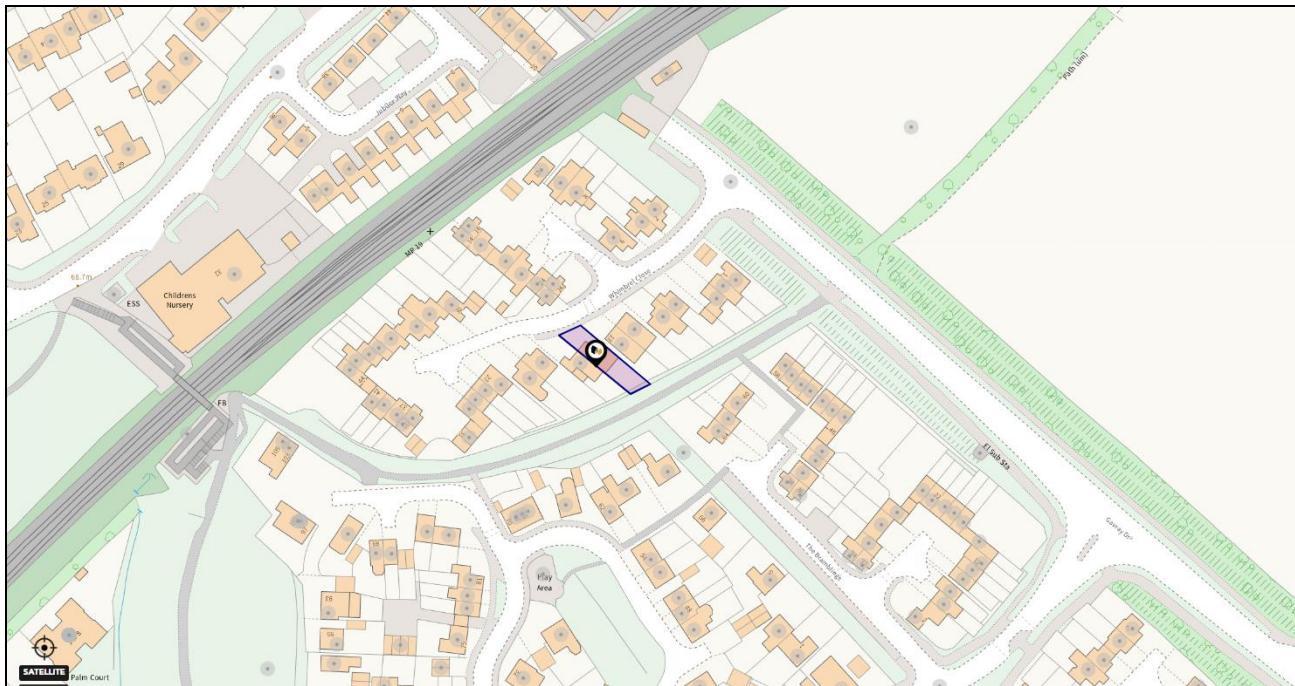
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

15 Whimbrel Close, Bicester, Oxfordshire. OX26 6XP



A Three Bedroom Semi-Detached House with Kitchen, Living Room with Dining Room Extension, Bathroom, Front and Rear Gardens, Garage and Driveway Parking

FREEHOLD

£ 400,000

- ❖ Open Pitched Porch
- ❖ Entrance Hall
- ❖ Kitchen
- ❖ Living Room and Dining Room Extension
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom
- ❖ Front and Rear Gardens
- ❖ Garage and Driveway Parking
- ❖ Walking Distance to Bicester Village and Town Centre

**VIEWING
APPOINTMENT:**

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of C (74).

Council Tax: Band C

Approx. £2,190 per annum.

Ground Floor:

OPEN PITCHED PORCH:

Part leaded light glazed PVC front door to:

ENTRANCE HALL:

Plain plaster ceiling, downlighting, metal cased RCD electricity consumer unit, radiator, open plan to:

KITCHEN: 7'10 x 7'1

Front aspect PVC window, plain plaster ceiling, downlighting, ceramic tiled floor, wall mounted "Ideal Combi C24" boiler. Range of base and eye level units, tiled surrounds, 630mm space for upright fridge freezer, 600mm cutlery and pan drawers, 1000mm corner base unit with 500mm door, 300mm base unit, stainless steel and glass fan oven/grill, 4-ring stainless steel gas hob, extractor hood, 200mm slide out unit, space for 450mm slimline dishwasher, 600mm base unit, space for automatic washing machine, 1½ bowl stainless steel sink.

LIVING ROOM: 16'8 x 11'10

Open plan to Dining Room Extension, two radiators, staircase, three wall light points, staircase, TV point, Broadband hub, open plan to:

DINING ROOM EXTENSION: 6'2 x 9'7

Rear aspect PVC window, rear aspect sliding patio door, "Velux" skylight, radiator, click laminate flooring, three wall light points, double dimmer switch.

First Floor:

LANDING:

Access to loft space, two built-in cupboards.

BATHROOM: 7'8 x 4'10

Front aspect PVC window, extractor fan, downlighting, vinyl flooring, panel enclosed bath with mixer tap, tiled surrounds, thermostatic shower over, dual flush close coupled WC, inset wash hand basin with cupboard under.

BEDROOM ONE: 18'3 x 8'0

Front aspect PVC window, rear aspect dormer PVC window, radiator, two wall light points, double dimmer switch.

BEDROOM TWO: 11'7 x 8'9 (min)

Rear aspect PVC window, built-in 2-door wardrobe, radiator, two wall light points, double dimmer switch.

BEDROOM THREE: 7'8 x 6'9

Front aspect PVC window, downlighting, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

GARAGE: 18'4 x 8'8

Up and over door, light and power, door to garden. Driveway parking for one car.

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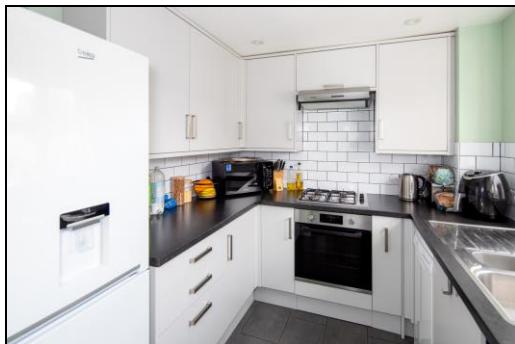
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Front



Entrance Hall



Kitchen



Kitchen



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Living Room through to Dining Room Extension



Dining Room Extension

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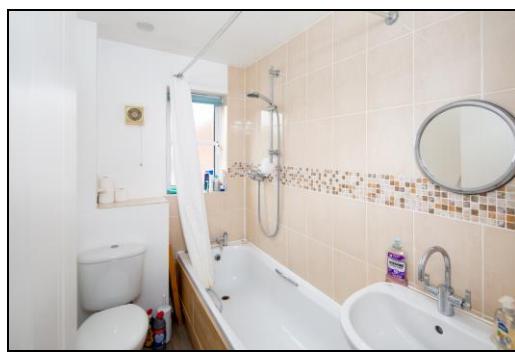
Living Room



Dining Room Extension



Dining Room Extension



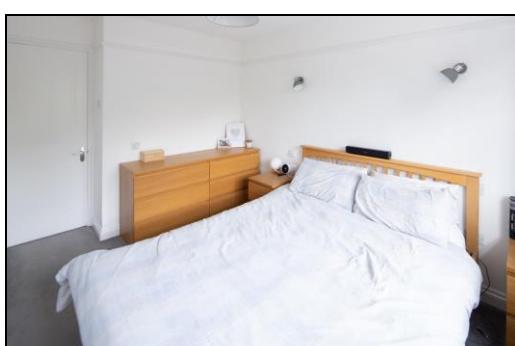
Bathroom



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

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Bedroom Two



Bedroom Three



Garden and Rear Elevation



Rear Garden



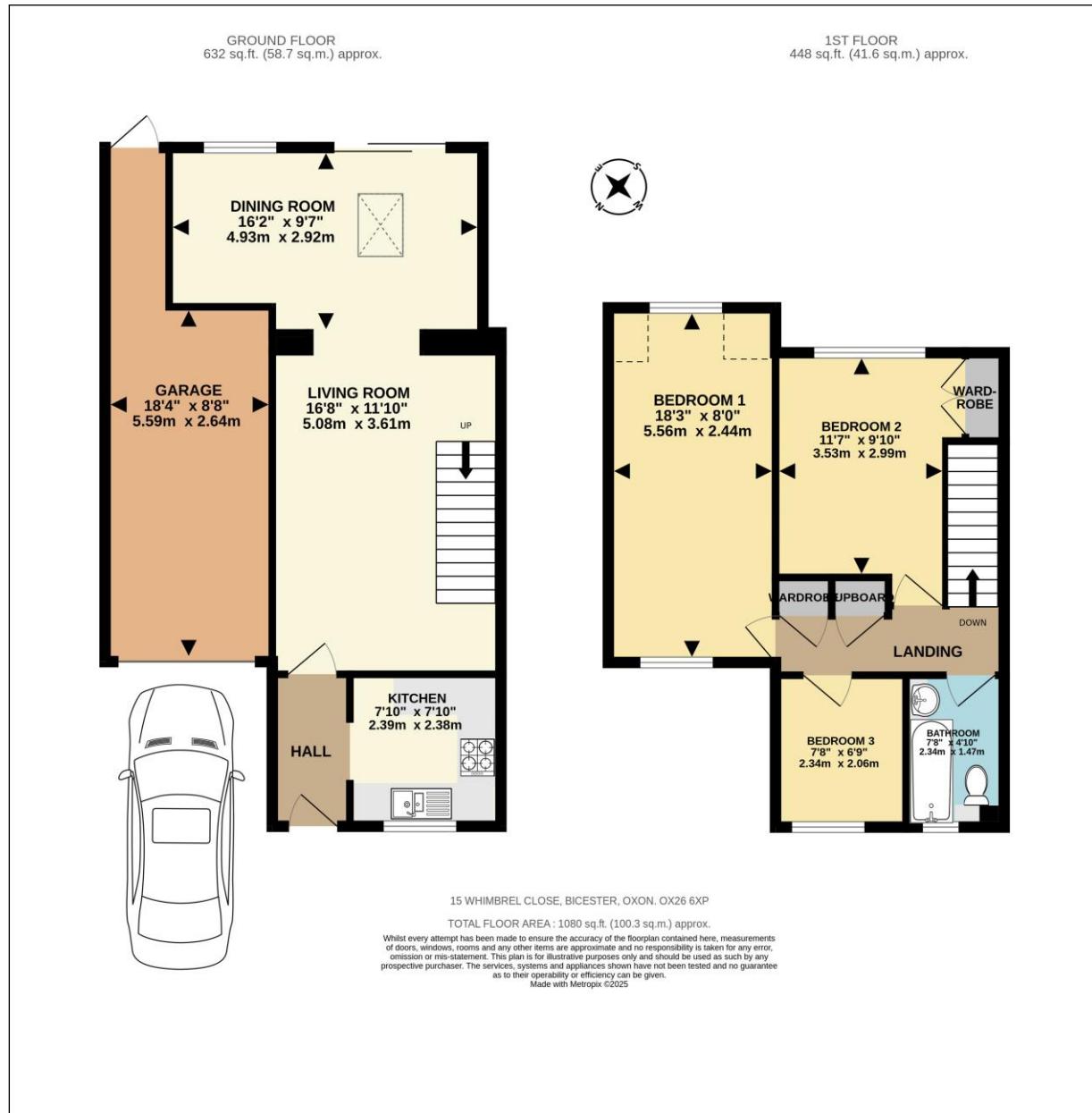
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