

# BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



**23 Hawksmead, Bicester, Oxfordshire. OX26 6ST**

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Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

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### NO UPPER CHAIN

**Siding on to the Langford Nature Reserve, a Three Bedroom Detached House with Cloakroom, Living Room, Kitchen Diner, Bathroom and En-Suite, Front and Rear Gardens, Garage and Off Road Parking for Two Cars**

**FREEHOLD**

**Offers in Excess of: £ 425,000**

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Landing with Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Garage and Off Road Parking for Two Cars
- ❖ Close to Local Amenities

VIEWING  
APPOINTMENT:

DAY:

TIME:



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### Key Facts for Buyers:

**EPC:** Rating of C (72).  
**Council Tax:** Band D  
Approx. £2,464 per annum.

### **SLOPING OPEN PORCH:**

Outside courtesy light, outside electricity meter box, ground level gas meter box, part-glazed security front door to:

### **CLOAKROOM:**

Front aspect PVC window, plain plaster ceiling, downlighting, RCD electricity consumer unit, "Karndean" flooring, wash hand basin, concealed cistern dual flush close coupled WC.

### **LIVING ROOM: 14'1 x 12'2**

Front aspect PVC window, plain plaster ceiling, S-profile coving, "Ideal Logic + combi C30" boiler (*installed 2018*), "Karndean" flooring, radiator, BT master socket and broadband hub.

### **KITCHEN DINER: 15'6 x 8'11**

Rear aspect PVC window, rear aspect PVC French doors, plain plaster ceiling, downlighting, "Karndean" flooring, understairs cupboard, radiator. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, space for bins, space for washing machine, integrated dishwasher, 1½ bowl sink, 600mm undersink base unit, 1000mm corner base unit with 600mm door, stainless steel and glass fan oven/grill, 4-ring stainless steel gas hob, stainless steel splashback, stainless steel extractor hood, second 1000mm corner base unit with 500mm door, 500mm base unit, 600mm cutlery and pan drawers, 600mm space for upright fridge freezer.

### First Floor:

#### **LANDING:**

Access to loft space (*drop down ladder, hard wired light, boarding*), storage cupboard.

#### **BATHROOM: 6'3 x 6'3**

Side aspect PVC window, extractor fan, ceramic tiled floor, radiator, panel enclosed bath with mixer tap shower attachment, tiled surrounds, pedestal wash hand basin, close coupled WC.

#### **BEDROOM ONE: 14'1 x 12'2**

Front aspect oriel bay window, radiator, overstairs built-in cupboard.

#### **EN-SUITE:**

Front aspect PVC window, plain plaster ceiling, downlighting, extractor fan, ceramic tiled floor, chrome heated towel rail, concealed cistern dual flush WC, pedestal wash hand basin, 900mm x 860mm shower enclosure with rain head, second hand held head.

#### **BEDROOM TWO: 9'3 x 7'10**

Rear aspect PVC window, radiator.

#### **BEDROOM THREE: 8'11 x 5'10**

Rear aspect PVC window, radiator, dimmer switch.

### Outside:

#### **FRONT GARDEN: refer to photograph**

Off-road parking for two cars.

**REAR GARDEN: refer to photographs**  
Gate.

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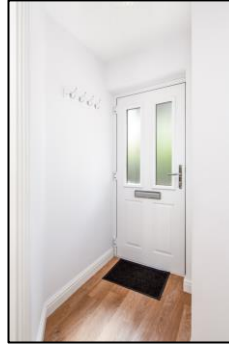
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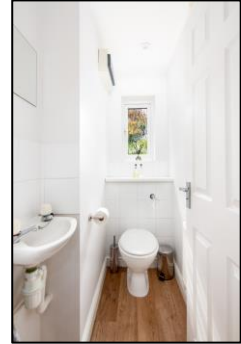
## 249922



Front



Entrance Hall and Cloakroom



Living Room



Living Room



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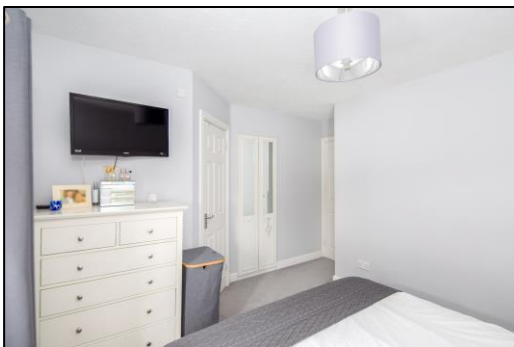
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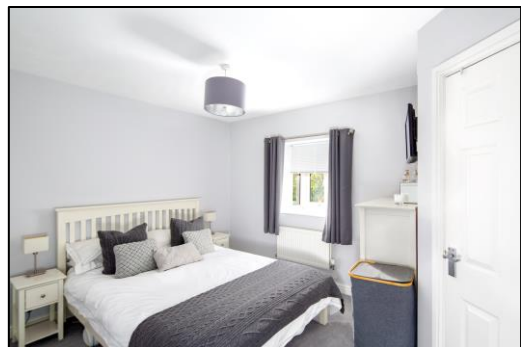
Kitchen Diner



Kitchen Diner



Bedroom One



Bedroom One



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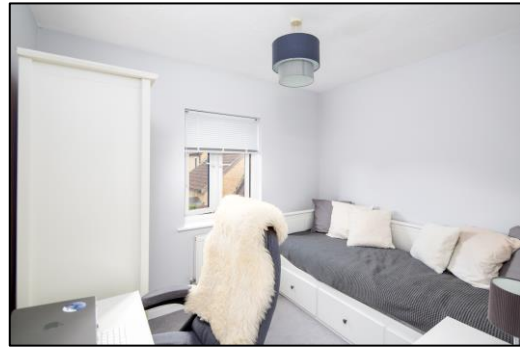
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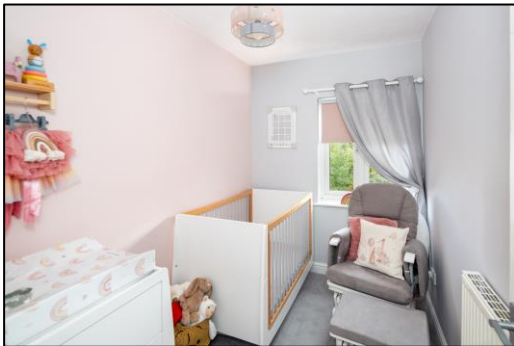
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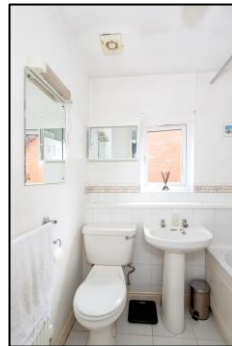
En-Suite Shower Room to Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Rear Garden

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Rear Garden



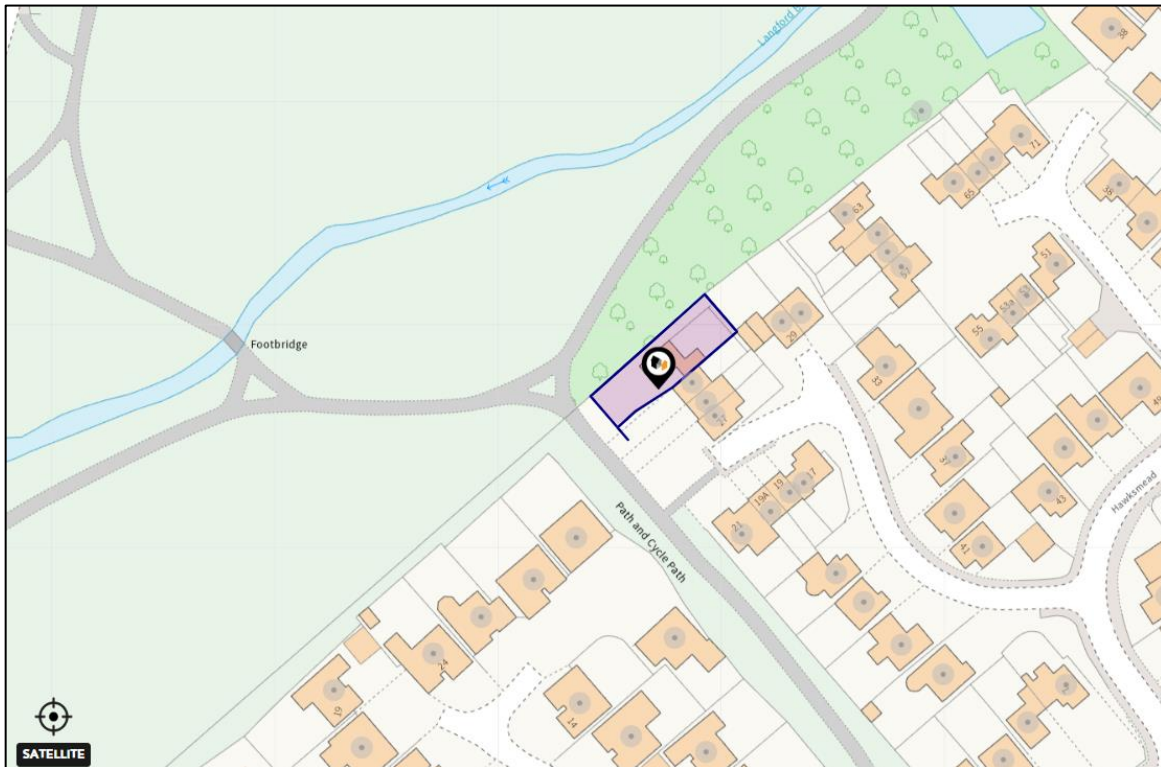
Rear Garden



Rear Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC





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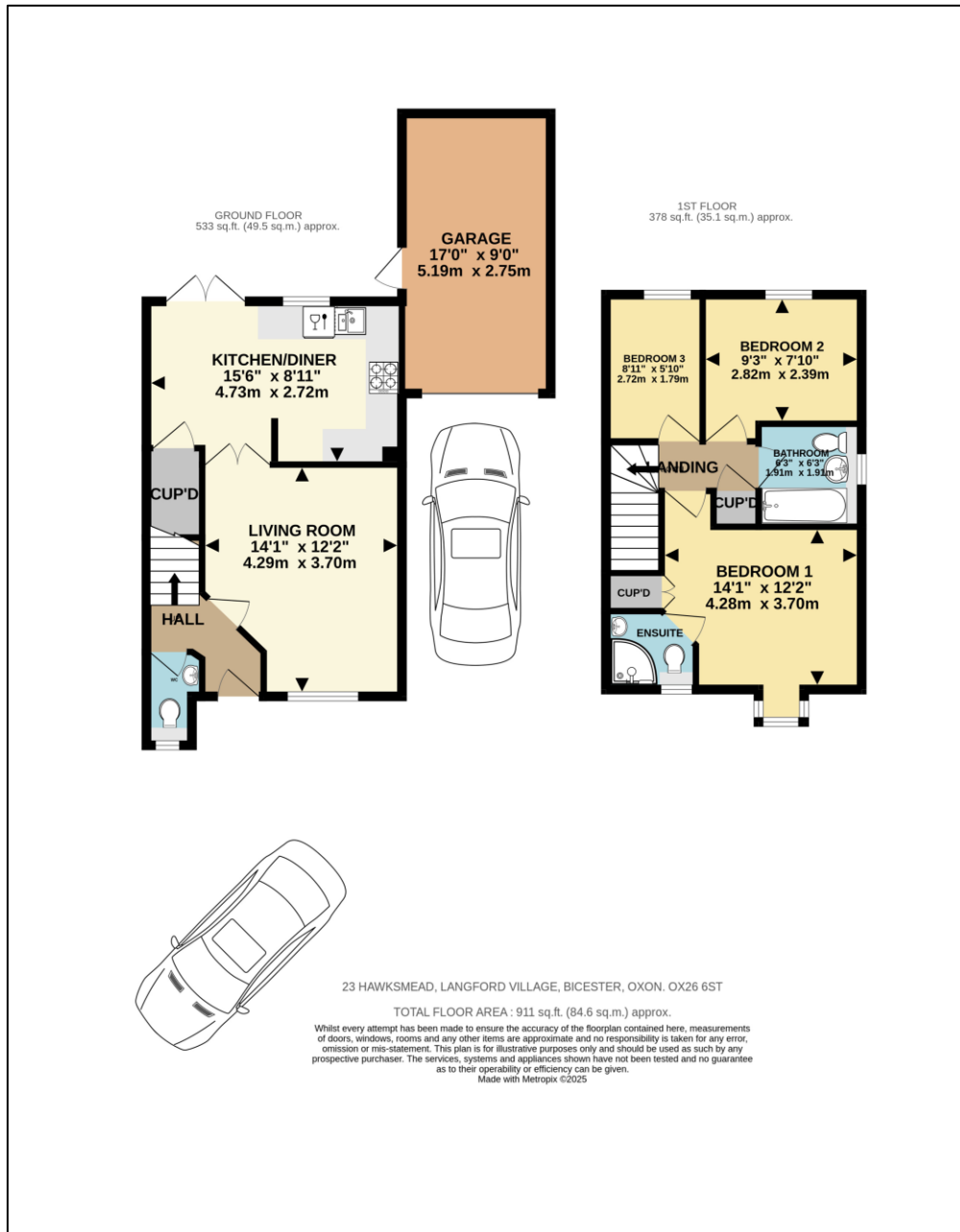
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