

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



16 Fallowfields, Bicester, Oxfordshire. OX26 6QS

Sitting on a wide and deep plot in a quiet cul-de-sac just off the town centre, this is a deceptively large semi-detached chalet bungalow with a 30Ft deep hard standing frontage giving plenty of parking. The family room was converted from the original garage and there is a full-width extension across the back. The utility room and kitchen-family-diner are both disproportionately large.

Please don't be deceived by the look from the front.
It's a Tardis! Refer to the floorplan on the back page.

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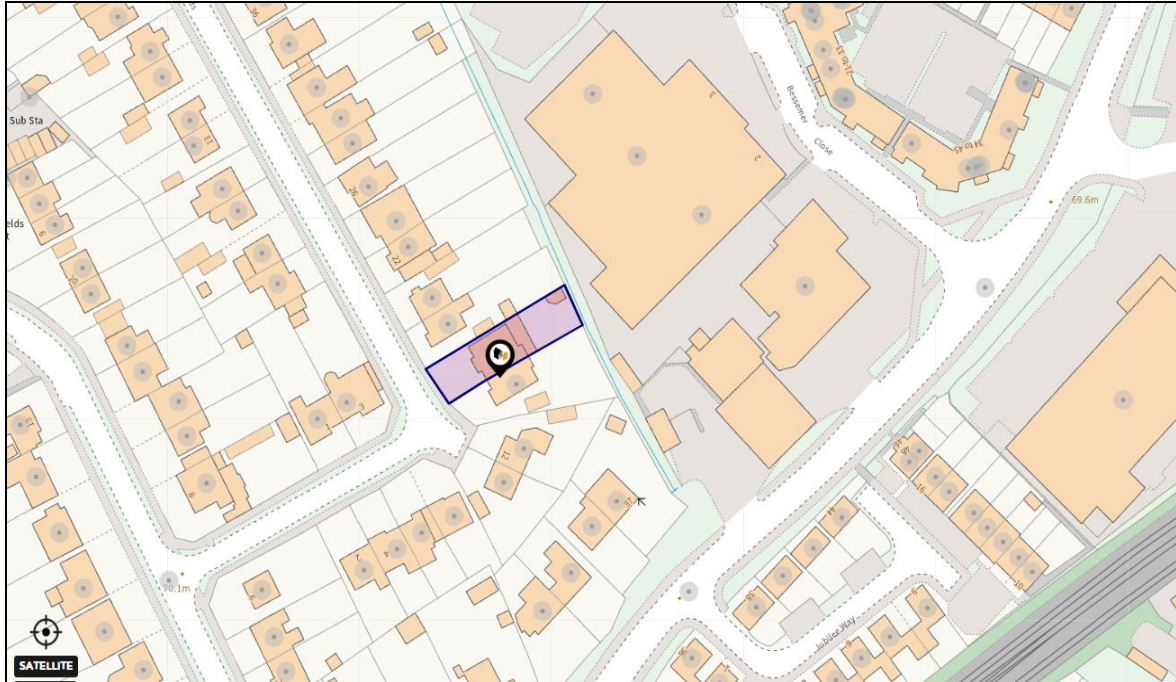
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Web: www.bartonfleming.co.uk
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

16 Fallowfields, Bicester, Oxfordshire. OX26 6QS



Hall, Living Room, Family Room, Large Utility, Large Kitchen Diner, Study, Shower Room, Landing, Bathroom, 3 Good Sized Bedrooms, Front and Rear Gardens and Off-Road Parking for 3-4 cars.

FREEHOLD

£ 450,000

- ❖ Entrance Hall
- ❖ Living Room
- ❖ Family Room
- ❖ Utility Room
- ❖ Kitchen Diner
- ❖ Shower Room
- ❖ Study
- ❖ Landing with Three Bedrooms and Bathroom
- ❖ Front and Rear Gardens
- ❖ Off-Road Parking on 30' x 30' Hardstanding

VIEWING
APPOINTMENT:

DAY:

TIME:

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Ground Floor:

Part-glazed security front door to:

ENTRANCE HALL:

Plain plaster ceiling, downlighting, coving, laminate flooring, built-in cupboard, boiler cupboard enclosing "Worcester" boiler, radiator, staircase.

LIVING ROOM: 13'10 x 12'0 extending to 16'0.

Front aspect PVC window, plain plaster ceiling, coving, downlighting, radiator, ceiling speakers, central heating thermostat, TV point, BT master socket and "Virgin" point.

FAMILY ROOM: 19'9 x 7'4.

Front aspect PVC bow window, plain plaster ceiling, two radiators, wall light point, large fitted cupboard.

UTILITY ROOM: 13'8 x 8'2.

Side aspect PVC window, rear aspect PVC French doors, plain plaster ceiling, radiator, laminate flooring. Range of base and eye level units, tiled surrounds, Oak worksurface, space for washing machine, space for tumble dryer, 600mm under-sink base unit, round stainless steel sink, open plan to:

KITCHEN DINER: 19'2 17'5 extending to 19'6 narrowing to 10'8.

Two rear aspect PVC windows, vaulted plain plaster ceiling, skylight, vertical radiator, laminate flooring, radiator, 1000mm space for wide fridge freezer, space for table and chairs, built-in cupboard. Range of tall base and eye level units, Oak worksurface, tiled surrounds, 500mm base unit, 600mm base unit, 900mm under-sink base unit with drawers, sink, integrated dishwasher, 600mm base unit, 300mm base unit, 300mm x 300mm curved end unit, 150mm slide out condiment rack, 800mm corner unit with 400mm door and magic corner trays, 900mm cutlery and pan drawer, 1000mm corner base unit with 500mm door and magic corner trays, 900mm Range (5 gas rings, 2 ovens, grill), extractor hood, ceramic splashback, 150mm condiment rack, 450mm base unit.

STUDY: 8'1 x 7'5.

Plain plaster ceiling, downlighting, laminate flooring, radiator.

GROUND FLOOR SHOWER ROOM: 7'4 x 5'4.

Plain plaster ceiling, extractor fan, heated towel rail, ceramic tiled floor, fully tiled walls, 1350mm x 800mm shower enclosure, rain head, second hand-held head, sliding head support, dual flush close coupled WC, wash hand basin with cupboard under, shaver socket.

First Floor:

BATHROOM: 8'1 x 5'9 (restricted head height).

Front aspect skylight, plain plaster ceiling, downlighting, laminate flooring, radiator, panel enclose bath, thermostatic shower over, sliding head support, dual flush close coupled WC, wash hand basin with cupboard under, fully tiled walls.

BEDROOM ONE: 13'2 x 8'8 plus wardrobe.

Rear aspect PVC window, coving, radiator, wall-to-wall wardrobe.

BEDROOM TWO: 10'5 x 9'8.

Rear aspect PVC window, plain plaster ceiling, radiator.

BEDROOM THREE: 20'3 x 7'8.

Rear aspect PVC wide dormer window, front aspect PVC dormer window, fitted wardrobe, two radiators.

Outside:

FRONT GARDEN: refer to photograph

Off-road parking on 30' x 30' hard standing.

REAR GARDEN: refer to photographs

Patio, shed, summer house, gate.

Key Facts for Buyers:

EPC: Rating of C (70).

Council Tax: Band C

Approx. £2,190 per annum.

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Front



Hall



Living Room



Living Room



Ground Floor Shower Room



Living Room



Study

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Kitchen Breakfast-Family Diner



Dining Area



Kitchen Breakfast-Family Diner



Kitchen Breakfast-Family Diner



Kitchen Breakfast-Family Diner

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Walk-in Larder



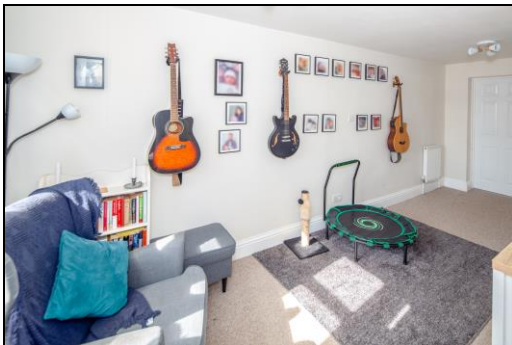
Large Utility Room (13'8 x 8'2)



Family Room



Large Utility Room (13'8 x 8'2)



Family Room



Upstairs Bathroom



Bedroom One wall-to-wall wardrobes



Bedroom One

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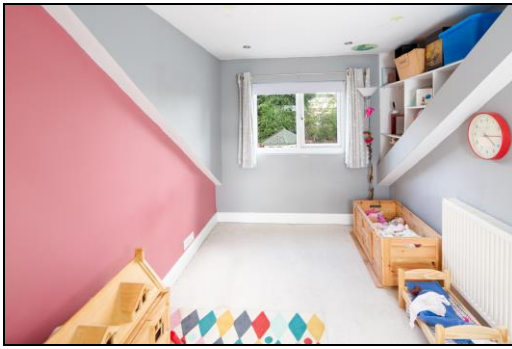
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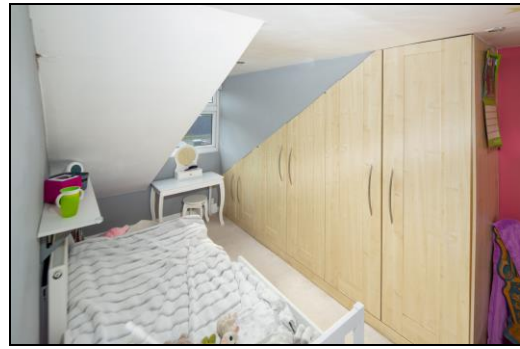
Bedroom Two



Bedroom Three



Bedroom Three



Bedroom Three



Rear Garden



Rear Garden



Rear Elevation

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

EPC

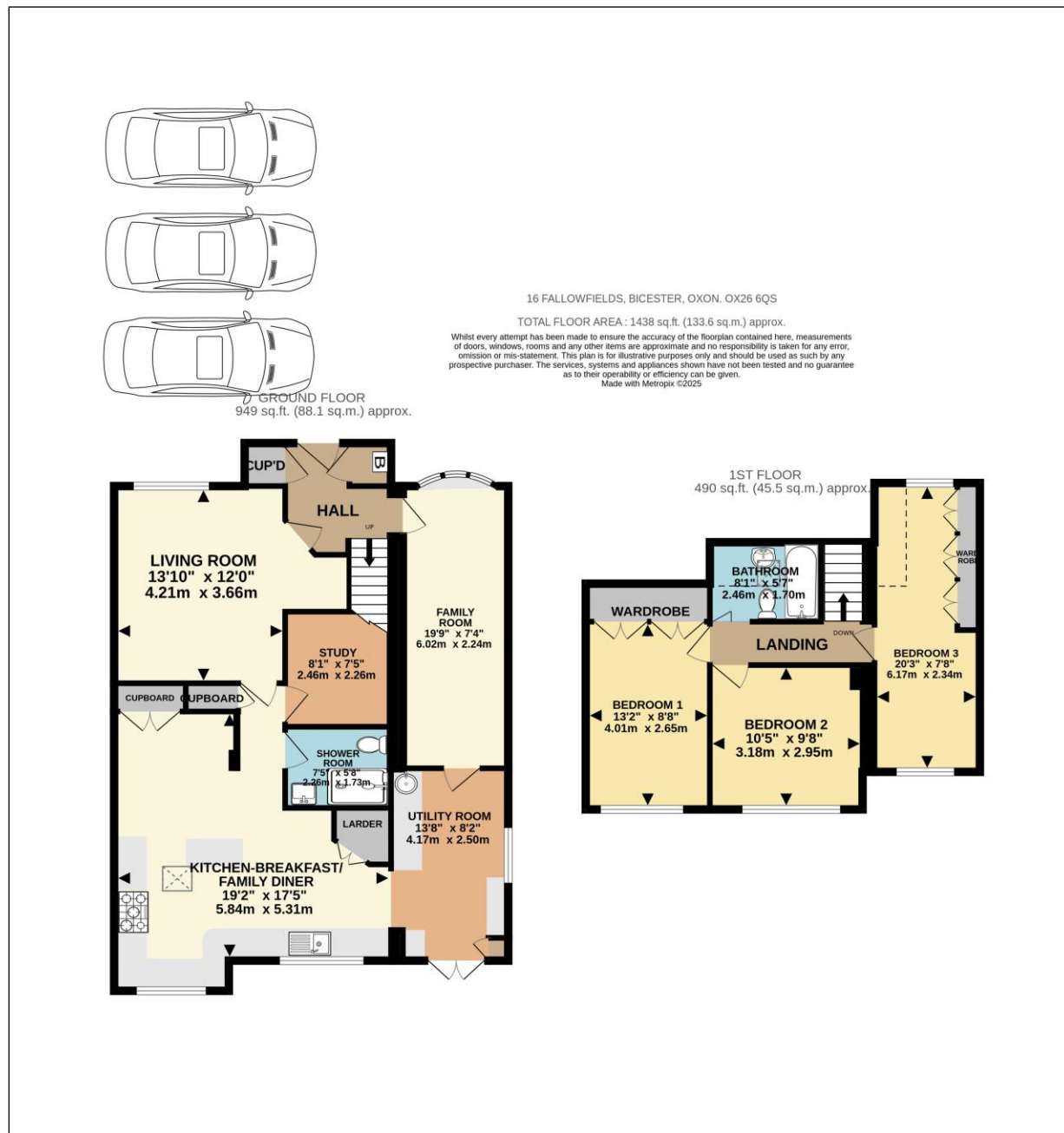
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