

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**16 Hawthorn Walk, Southwold,
Bicester, Oxfordshire.
OX26 3US**

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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

16 Hawthorn Walk, Southwold, Bicester. OX26 3US



**Two Bedroom Mid-Terrace Home
With parking in the parking area to the rear.**

FREEHOLD (without fees)

£ 265,000

- ❖ Entrance Hall
- ❖ Kitchen
- ❖ Lounge-Diner
- ❖ Landing
- ❖ Main Double Bedroom
- ❖ Second Single Bedroom
- ❖ Bathroom
- ❖ Open Front & enclosed Rear Garden
- ❖ Parking

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of D (61).
Council Tax: B, approx.
£1,916 pa.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor:

Half glazed PVC front door to:-

ENTRANCE HALL:

RCD/MCB electricity consumer unit, telephone point, vinyl flooring, storage heater, cupboard enclosing electricity meter.

KITCHEN: 8'3 x 7'9.

Front aspect PVC window, vinyl flooring. Range of tall, base and eye level units, roll-edged laminate worktops and tiled surrounds, spaces for under counter fridge & freezer, glass finish fan oven-grill, 4-ring electric hob, tiled splash-back, extractor hood, 1½ bowl stainless steel sink, space for washing machine.

LOUNGE-DINER: 15'7 x 11'11.

Rear aspect PVC half glazed door to the garden, adjoining window, two storage heaters, vinyl flooring, staircase.

First Floor:

LANDING:

Loft hatch.

BATHROOM: 8'5 x 5'8.

Front aspect PVC window, ceramic tiled floor, bath with thermostatic shower plus sliding head support, screen, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM ONE: 12'5 x 11'11.

Rear aspect PVC window, storage heater, laminate flooring, built-in bulkhead wardrobe.

BEDROOM TWO: 13'3 x 5'9.

Front aspect PVC window, storage heater, laminate flooring.

Outside:

FRONT GARDEN:

Laid to gravel.

REAR GARDEN:

Refer to photo.

PARKING:

Pathway from the rear garden to the parking area where there is parking for two cars in tandem.

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Front



Covered Front Door



Entrance Hall



Lounge-Diner



Lounge-Diner

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Kitchen



Bathroom



Bedroom Two



Bedroom One



Bedroom One

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Rear Garden



Rear Elevation

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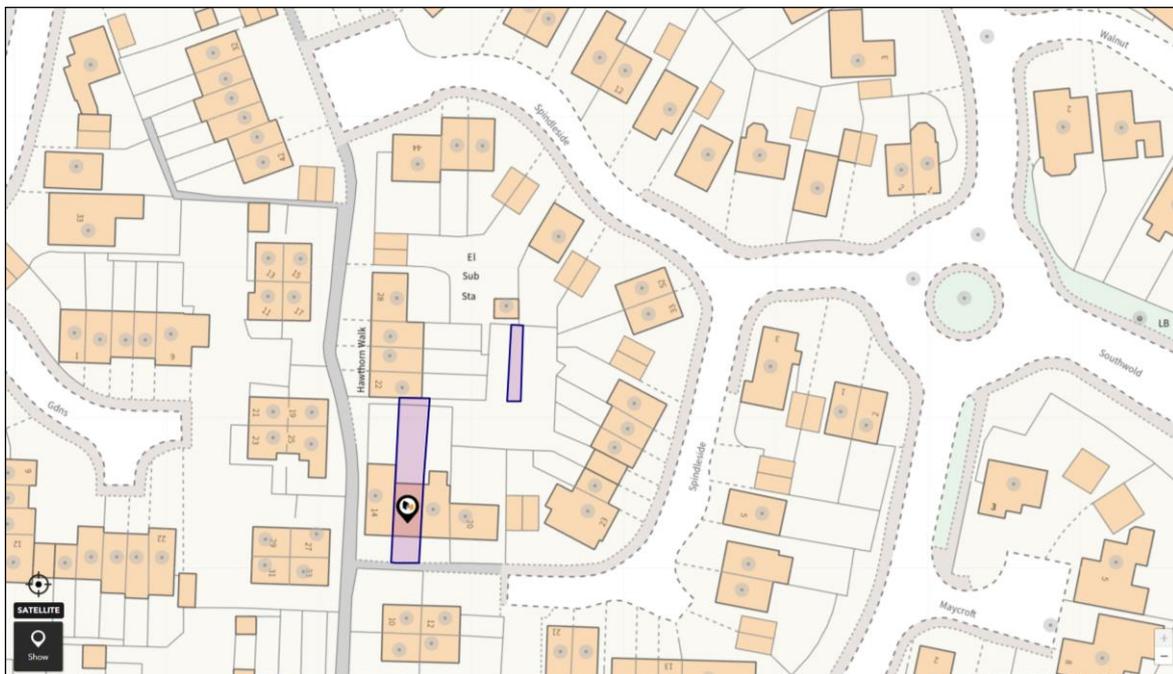
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Extract from Land Registry Plan



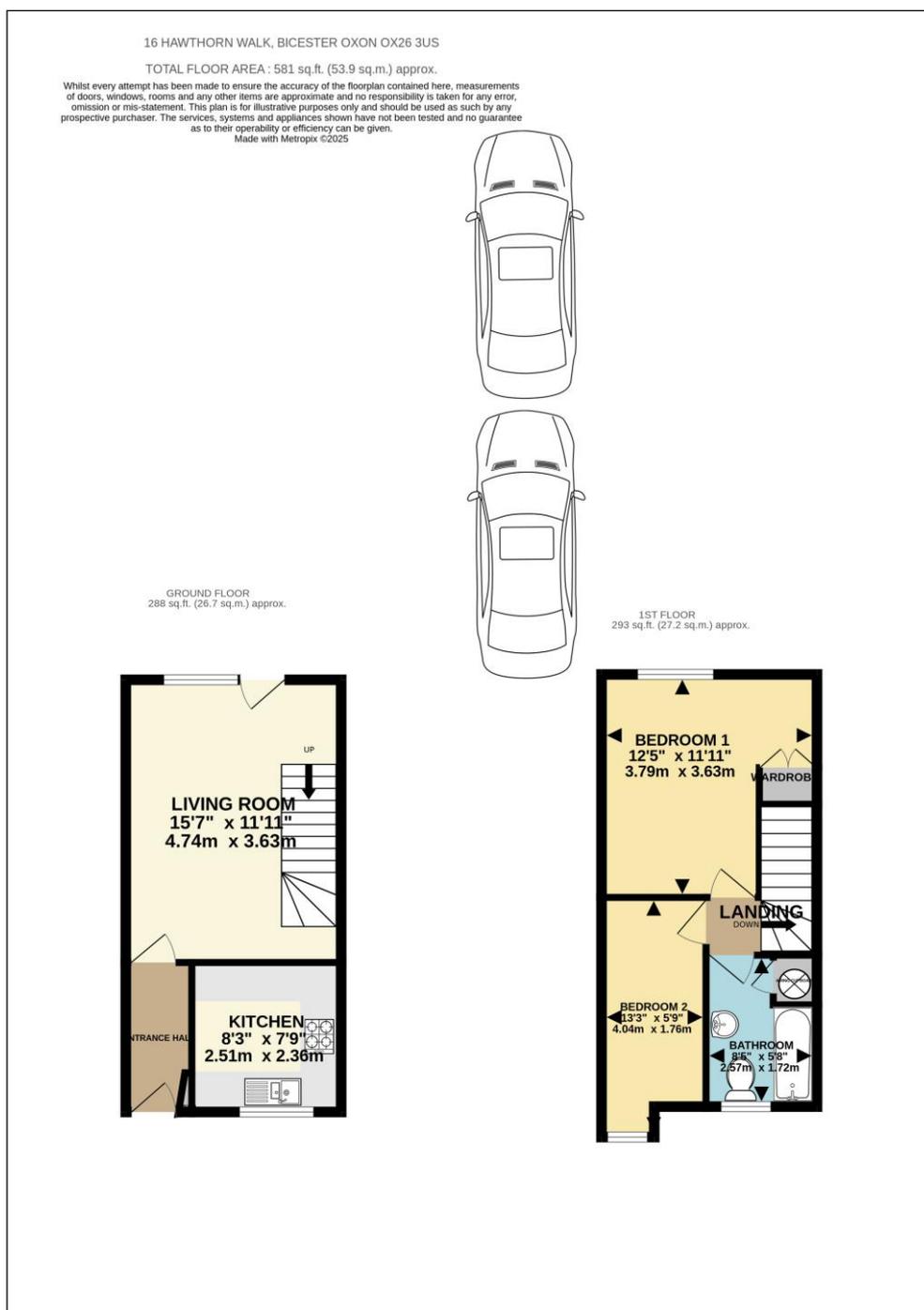
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