

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**2 Whitcliffe Close, Kingsmere,  
Bicester, Oxfordshire. OX26 1FR**

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**2 Whitcliffe Close, Bicester, Oxon. OX26 1FR**



**Three Bedroom Double Fronted Detached with a South-West Facing Garden, Wider than normal garage, Driveway for 3 cars and a 'Man Cave'. 'A-Rated' Energy Efficient with owned solar panels.**

**FREEHOLD**

**£ 475,000**

- ❖ Sloping Open Porch
- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Kitchen Diner with French Doors
- ❖ Living Room with French Doors
- ❖ Landing, Main Bathroom
- ❖ En-Suite Shower Room
- ❖ Three Bedrooms
- ❖ South-West Facing Garden with 'Man Cave'
- ❖ 10'9 (3.275m) wide Garage + Driveway parking for 3 cars in tandem
- ❖ 'A-rated' energy efficient

VIEWING  
APPOINTMENT:

DAY:

TIME:

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### Key Facts for Buyers:

**EPC:** Rating of A (96).  
**Council Tax:** Band D  
Approx. £2,492. per annum.

### Ground Floor:

#### **SLOPINGH OPEN PORCH:**

Outside courtesy light, part glazed security front door to:

#### **ENTRANCE HALL:**

Plain plaster ceiling, 'Amtico' flooring, staircase.

#### **CLOAKROOM: 5'0 x 3'5.**

Plain plaster ceiling, extractor fan, ceramic tiled floor, radiator, half tiled walls, concealed cistern WC, wash hand basin.

#### **LIVING ROOM: 16'10 x 9'8.**

Front aspect PVC window, rear aspect PVC French doors with windows to either side to the garden, plain plaster ceiling, radiator, telephone point, multi-media point.

#### **KITCHEN-DINER: 16'10 x 9'8.**

Front aspect PVC window, rear aspect PVC French doors with windows either side to the garden, plain plaster ceiling, down lighting, radiator, 'Amtico' flooring, space for table & chairs. Range of tall base and wall units with roll-edge laminate worktops and upstands, 500mm base unit, integrated dishwasher, 600mm under-sink base with 1½ bowl stainless steel sink, 1000mm corner base unit with 600mm door, 600mm base unit, 2<sup>nd</sup> 600mm base unit, 600mm cutlery & pan drawers, 4-ring stainless steel gas hob, ceramic splash back, stainless steel extractor hood, 3<sup>rd</sup> 600mm base unit, 600mm tall unit with integrated 1020mm fridge and 640mm (3-drawer) freezer, further 600mm tall unit with stainless steel & glass fan oven-grill.

#### **UTILITY ROOM: 6'11 x 5'2.**

Rear aspect security door to the garden, plain plaster ceiling, extractor, 'Amtico' flooring, RCD/MCB electricity consumer unit, broadband hub, radiator, wall mounted 'Ideal Logic Combi ESP1 35' boiler. 500mm & 400mm base units with roll-edge laminate worktop and upstand, integrated washing machine.

### First Floor:

#### **LANDING:**

Rear aspect PVC window, plain plaster ceiling, loft hatch.

#### **BATHROOM: 6'5 x 6'4.**

Rear aspect PVC window, plain plaster ceiling, extractor fan, down lighting, ceramic tiled floor, chrome heated towel rail. Bath with mixer tap and tiled surrounds with thermostatic shower over, sliding head support & screen, concealed cistern WC, pedestal wash hand basin.

#### **BEDROOM ONE: 10'2(min) x 9'11.**

Front aspect PVC window, plain plaster ceiling, radiator, built-in wardrobe.

#### **EN-SUITE: 7'4 x 5'4.**

Front aspect PVC window, plain plaster ceiling, down lighting, extractor, chrome heated towel rail, ceramic tiled floor, 1160mm x 760mm shower enclosure with rain head shower plus second head and sliding head support, concealed cistern WC, pedestal wash hand basin.

#### **BEDROOM TWO: 9'7 extending to 13'3 plus bulkhead cupboard x 8'8 extending to 10'5 in doorway.**

Front aspect PVC window, plain plaster ceiling, radiator, bulkhead storage cupboard/wardrobe.

#### **BEDROOM THREE: 10'2 x 7'11.**

Rear aspect PVC window, plain plaster ceiling, radiator.

### Outside:

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

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

South-West orientation, side gate to driveway, tap.

#### **'MAN CAVE': 12'10 x 9'3.**

Timber construction, refer to photo.

#### **GARAGE & PARKING: 10'9 x 19'10.**

Unusually wide at 10'9 (9'10 being the norm for houses on Kingsmere, so about a brick wider than normal), light & power, eaves storage, up-and-over door, driveway parking for 3 three cars in tandem.

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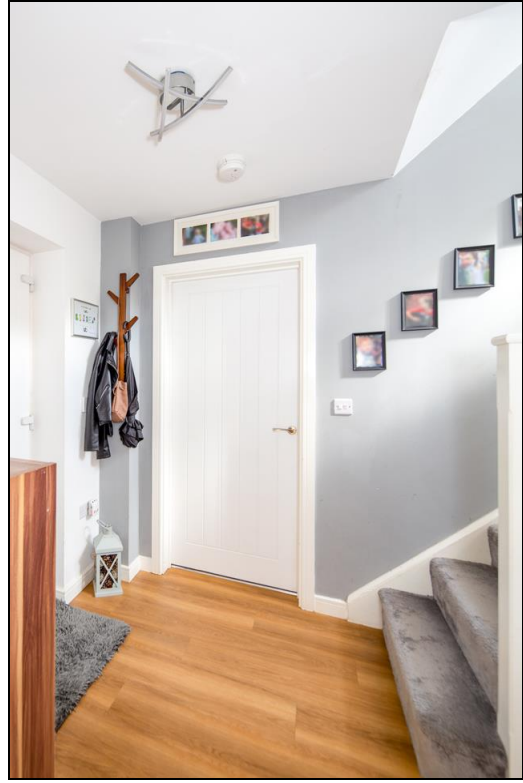
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Front



Cloakroom & Utility



Entrance Hall



Kitchen Diner



Kitchen Diner



Kitchen Diner



Kitchen Diner

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## 249922



Living Room



Living Room



En-Suite Shower Room



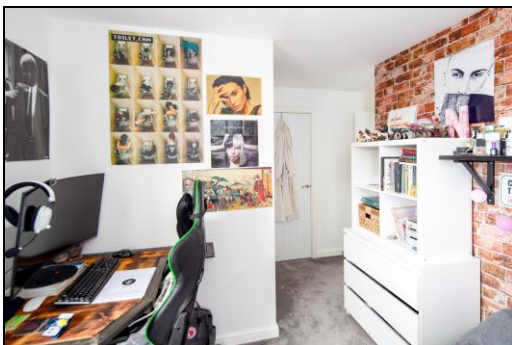
Main Bathroom



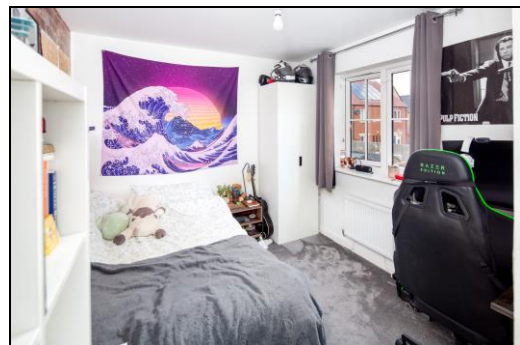
Bedroom One



Bedroom Three



Bedroom Two



Bedroom Two

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South-West facing garden



South-West facing garden



South-West facing garden



'Man Cave'

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             | 96 A    | 98 A      |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

E P C

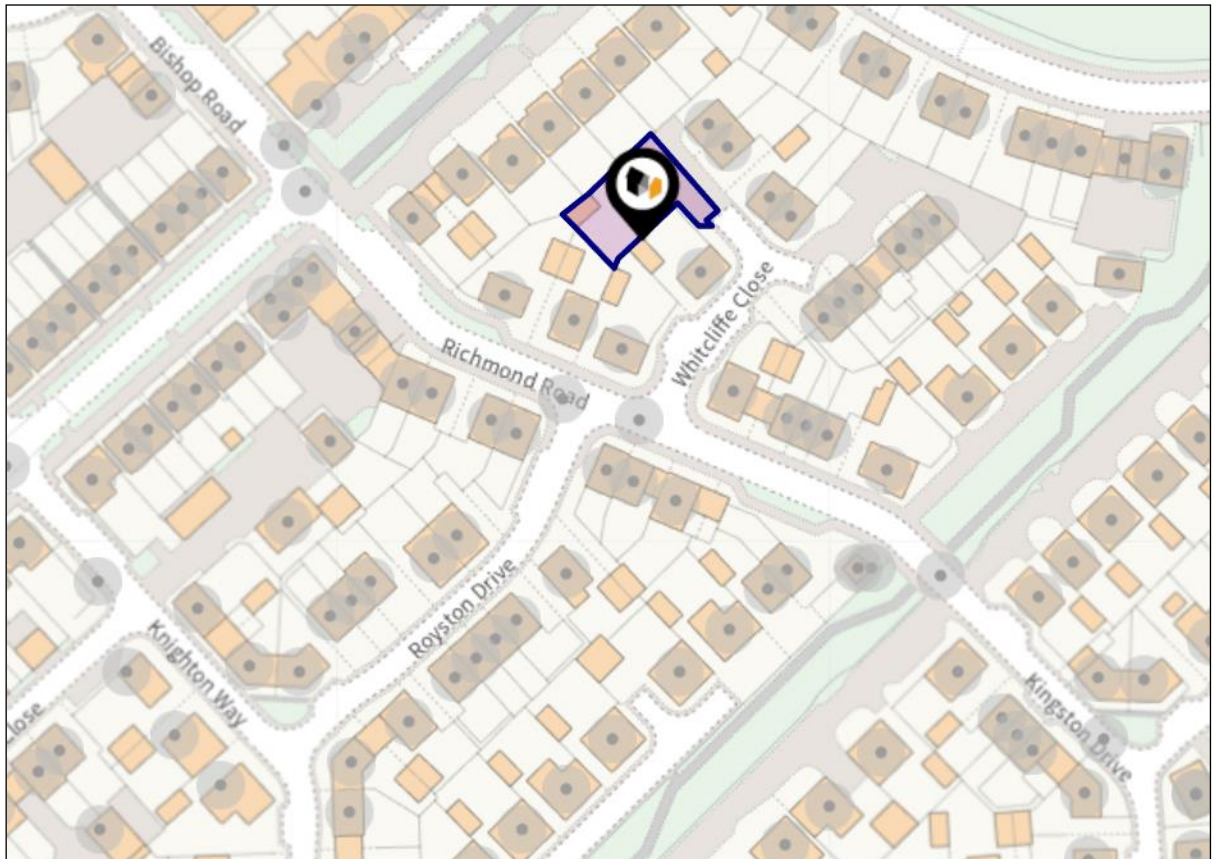
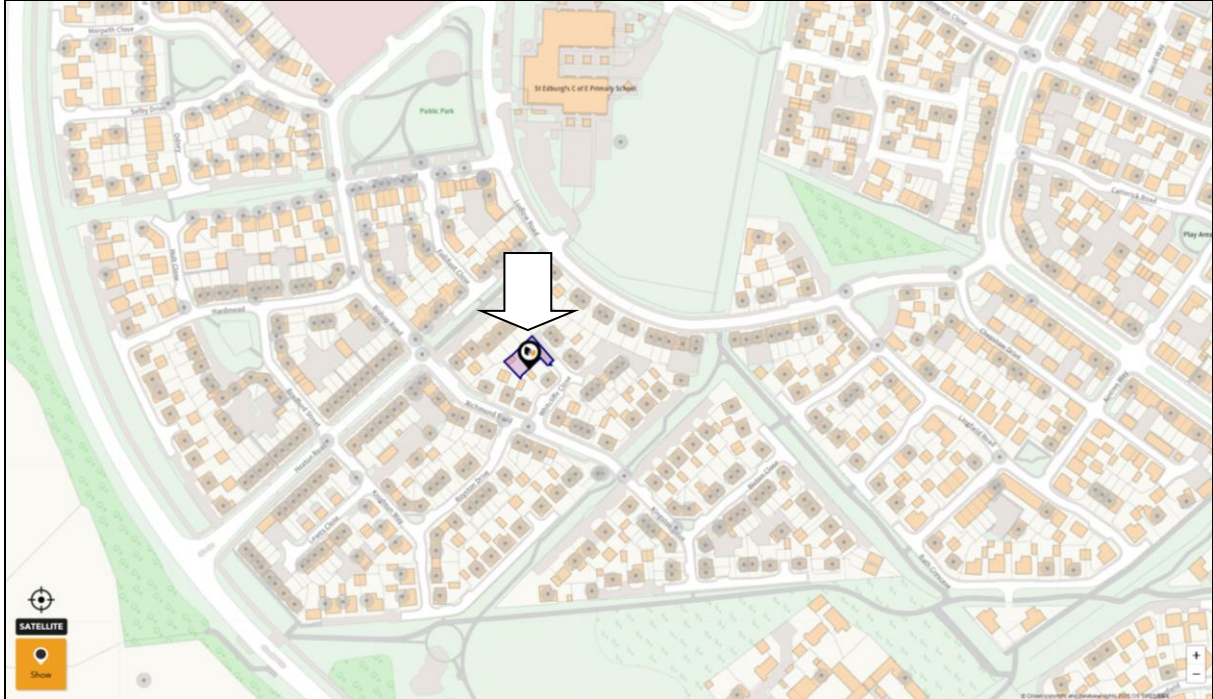
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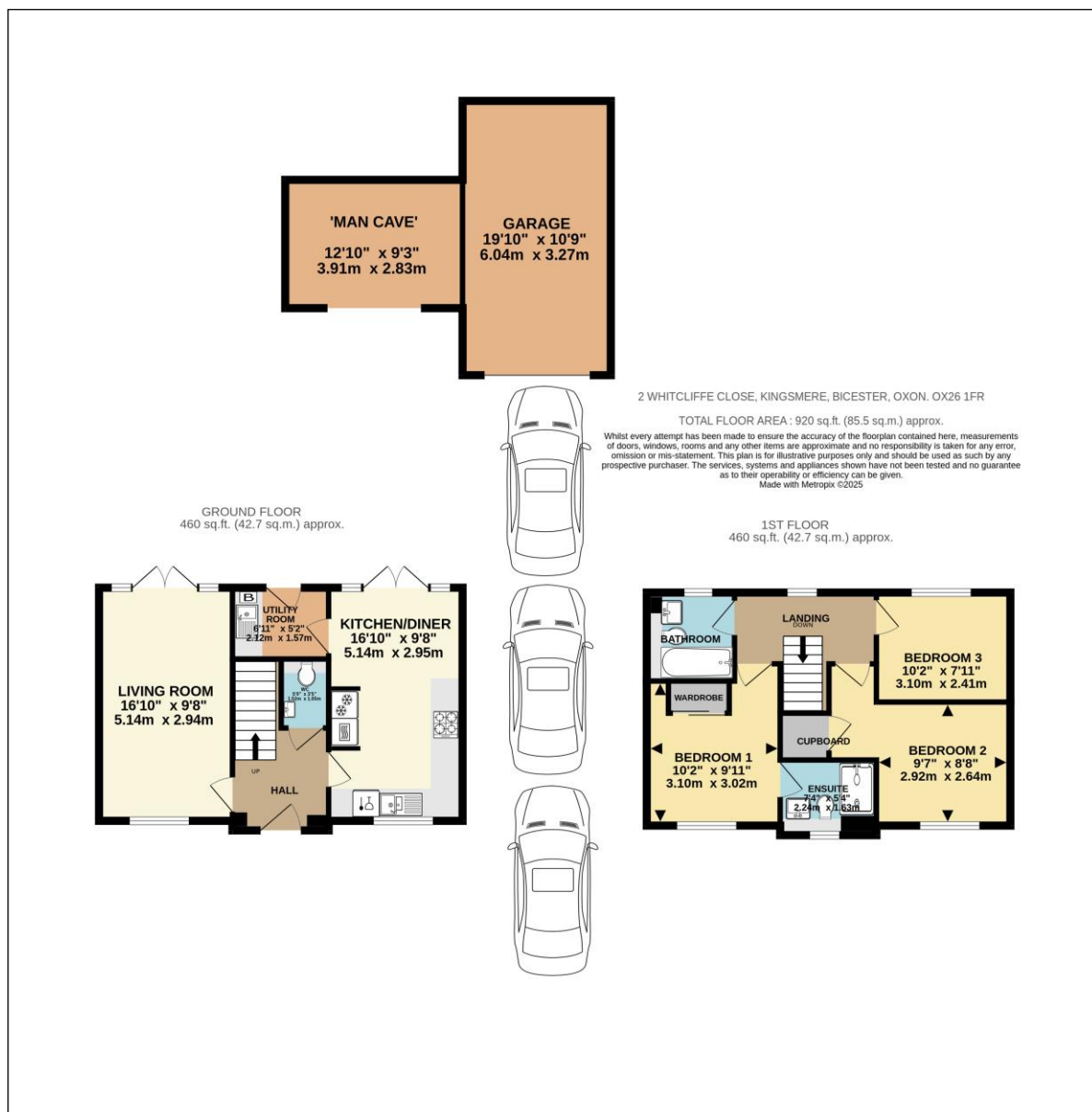
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