

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**75 Fair Close, Bicester, Oxfordshire. OX26 4YN**

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**75 Fair Close, Bicester, Oxfordshire. OX26 4YN**



**A Three Bedroom End of Terrace House with Living Room, Conservatory, Kitchen, Bathroom, Front and Rear Gardens, Garage and Driveway Parking for Two Small/Medium Cars in Tandem**

**FREEHOLD**

**£ 385,000**

- ❖ Open Porch
- ❖ Entrance Hall
- ❖ Living Room
- ❖ Conservatory
- ❖ Kitchen
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom with Separate Shower Enclosure
- ❖ Front and Rear Gardens
- ❖ Garage and Driveway Parking for Two Cars in Tandem
- ❖ Close to Local Amenities

VIEWING  
APPOINTMENT:

DAY:

TIME:

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### Key Facts for Buyers:

**EPC:** Rating C (70)  
**Council Tax:** Band C  
Approx. £2,190 per annum.

### Ground Floor:

#### **RECESSED PORCH:**

Outside electric meter box, part leaded light glazed security front door to:

#### **ENTRANCE HALL:**

Plain plaster ceiling, RCD/MCB electricity consumer unit, built-in cupboard, laminate flooring, radiator, staircase.

#### **LIVING ROOM: 17'5 x 10'5**

Rear aspect PVC French doors, 'S' profile coving, laminate flooring, broadband point, radiator, "Hive" central heating control unit, TV point.

#### **CONSERVATORY: 13'4 x 9'2**

Dwarf cavity plastered walls, PVC window sections and French doors, pitched polycarbonate, ceramic tiled floor sand roof, radiator, 13amp power.

#### **KITCHEN: 13'5 x 7'6**

Rear aspect PVC window, vinyl flooring, understairs cupboard (*larder*), radiator. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, space for 600mm+ upright fridge freezer, 600mm base unit, stainless steel and glass fan oven/grill, 4-ring electric hob, pull out extractor hood, 1100mm corner base unit with 500mm door, 400mm base unit, 600mm under sink base unit, "Astracast" stainless steel sink, space for washing machine, 1000mm base unit with two 500mm doors, breakfast bar.

### First Floor:

#### **LANDING:**

Access to loft space (*drop down ladder, part-boarded to middle, insulation upgrade*), airing cupboard.

#### **BEDROOM ONE: 13'1 x 10'7**

Rear aspect PVC window, radiator.

#### **BEDROOM TWO: 13'5 x 8'5**

Front aspect PVC window, radiator.

#### **BEDROOM THREE: 10'2 x 8'5**

Front aspect PVC window, radiator, overstairs bulkhead cupboard, dimmer switch.

#### **BATHROOM: 10'0 x 6'3**

Rear aspect PVC window, fully tiled walls, ceramic tiled floor, heated towel rail, 900mm x 900mm quadrant shower cubicle with "Mira Spirit" electric power shower (*30amp supply*), sliding head support, pedestal wash hand basin, close coupled WC, corner bath.

### Outside:

**FRONT GARDEN:** refer to photograph

**REAR GARDEN:** refer to photographs

Side access gate, West facing (*291°*), outside tap.

#### **GARAGE: 16'9 x 8'2**

Up and over door, light and power, wall mounted "Worcester Greenstar Ri" boiler, gas meter, driveway parking for two small/medium sized cars.



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Entrance Hall



Entrance Hall



Living Room



Living Room



Living Room

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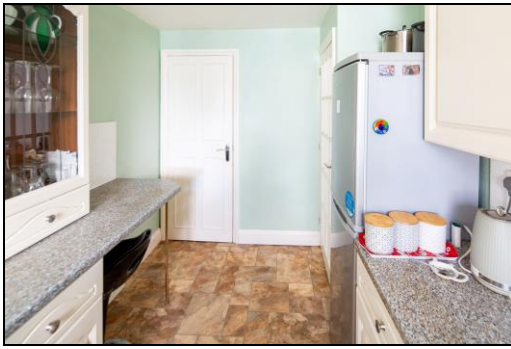
## 249922



Kitchen



Kitchen



Kitchen



Conservatory



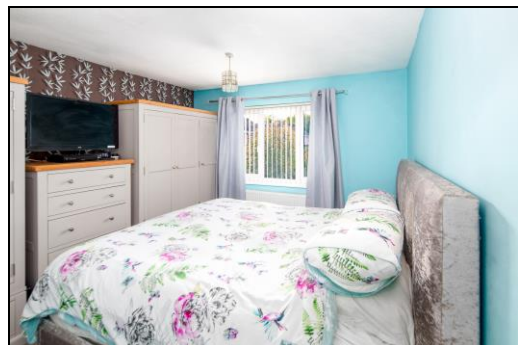
Bathroom



Bathroom



Bedroom One



Bedroom One



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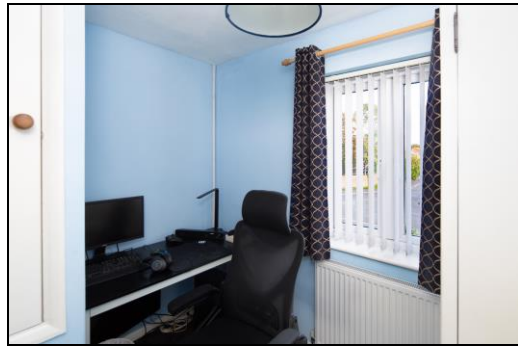
Bedroom Two



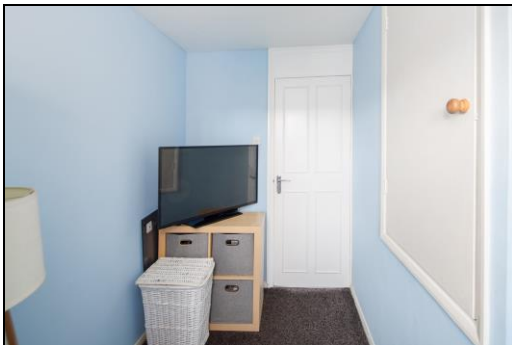
Bedroom Two



Bedroom Three



Bedroom Three



Bedroom Three



Rear Garden



Rear Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

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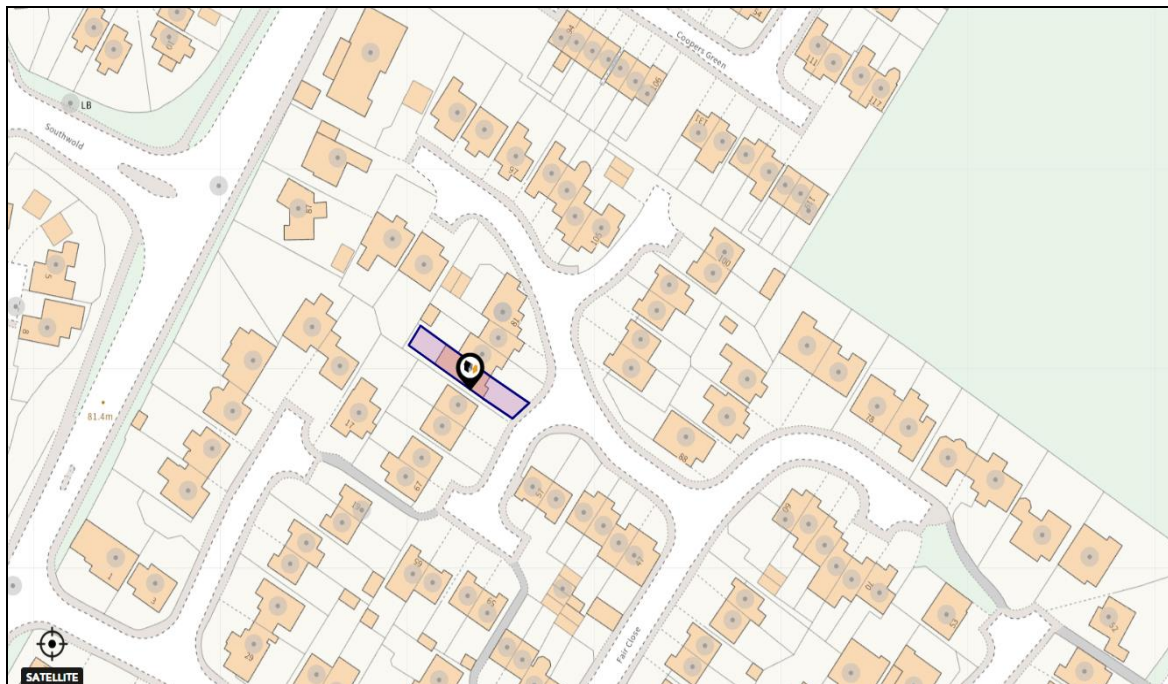
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Rear Garden





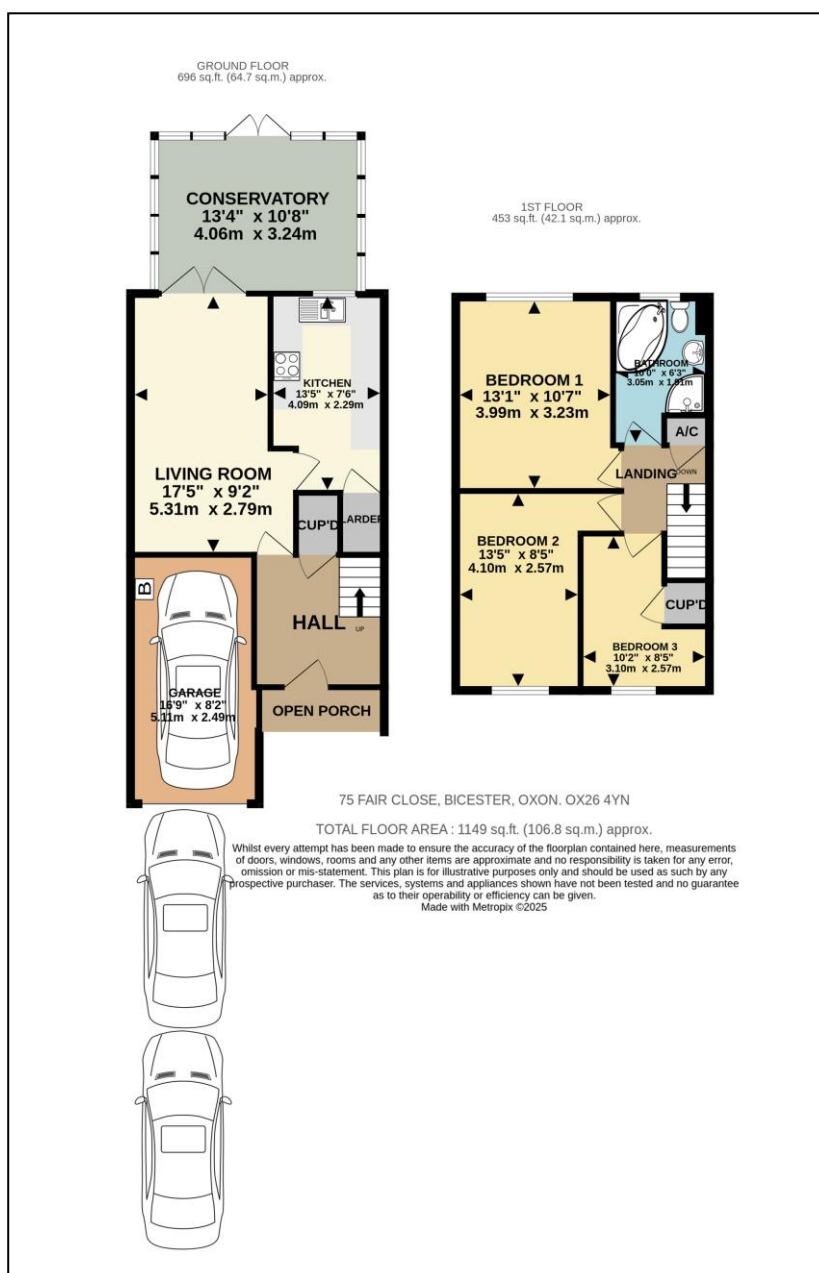
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