

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



17 Shannon Road, Bicester, Oxfordshire. OX26 2RJ

Built in the 1980's, this property is what the Americans would refer to as a 'Doer-Upper' and priced accordingly. It has a garage and driveway parking to the rear, plus a re-fit of the bathroom to a shower room. The Pine panelled wall between the living room and hall is a stud wall addition which should be safe to remove.
(from a structural support point of view, subject to survey)

BARTON FLEMING

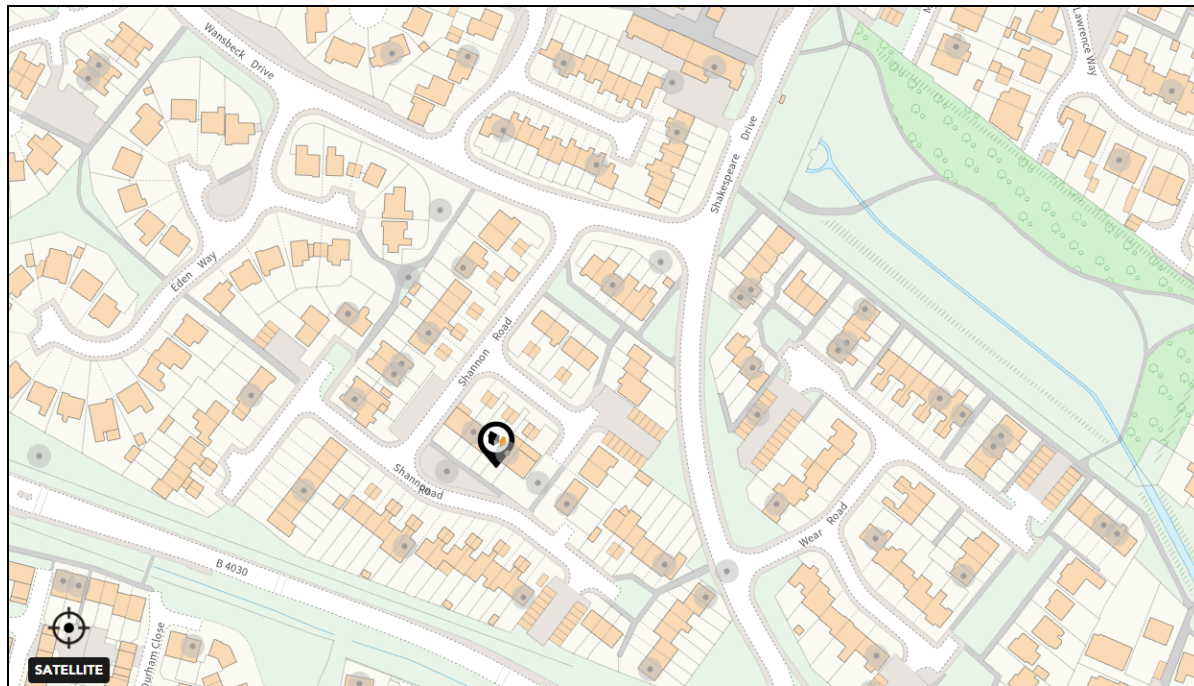
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

17 Shannon Road, Bicester, Oxfordshire. OX26 2RJ



**Three Bedroom Terraced House with Lounge Diner, Kitchen,
Shower Room, Front and Rear Gardens,
Driveway Parking and Garage**

FREEHOLD

£ 285,000

- ❖ Ideal Refurbishment Project
- ❖ Recessed Open Porch
- ❖ Entrance Hall
- ❖ Lounge Diner with door to the garden
- ❖ Kitchen
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Shower Room
- ❖ Front and Rear Gardens
- ❖ Driveway Parking
- ❖ Garage

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

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

Ground Floor:

OPEN RECESSED PORCH:

Outside store with RCD consumer unit and gas and electric meters, key safe, part glazed PVC front door to:

ENTRANCE HALL:

Radiator, staircase.

LIVING ROOM open plan to DINING AREA: 23'11 long overall.

Lounge Area: 12'10 narrowing to 9'11 x 14'9.

Front aspect PVC bow window, wall light point, radiator, TV point, understairs cupboard, central heating thermostat, open plan to:

Dining Area: 9'2 x 7'3.

Rear aspect PVC glazed door with adjacent window, radiator.

KITCHEN: 8'9 x 7'11

Rear aspect half glazed door to lean-to porch, rear aspect PVC window, wall mounted "Ideal Classic" boiler, dated kitchen units, radiator.

LEAN-TO PORCH: 4'7 x 3'5

Glazed side door to garden, rear aspect window.

First Floor:

LANDING:

Access to loft space, airing cupboard.

SHOWER ROOM: 6'6 x 5'9.

Rear aspect PVC window, radiator, vinyl flooring, shower enclosure with "Triton thermostatic power shower", pedestal wash hand basin, close coupled WC.

BEDROOM ONE: 9'3 x 8'10 widening to 9'4 and built-in wardrobe.

Rear aspect PVC window, radiator, built-in wardrobe.

BEDROOM TWO: 9'8 x 7'3 widening to 9'4 and built-in wardrobe.

Front aspect PVC window, radiator, built-in wardrobe.

BEDROOM THREE: 7'7 x 6'8.

Front aspect PVC window, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

GARAGE:

Up and over door, power, eaves store, side door.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Front



Recessed Porch & Hall



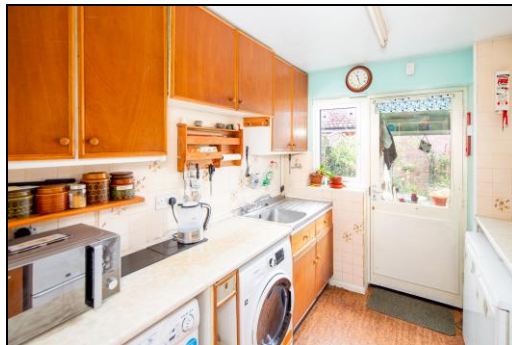
Living Room



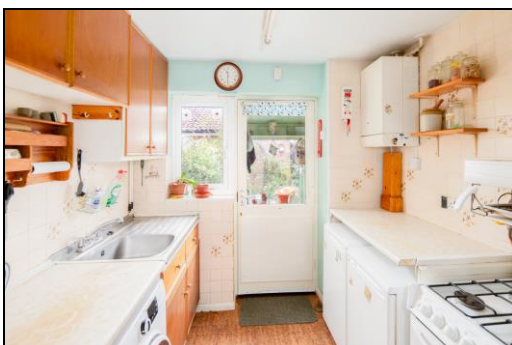
Living Room



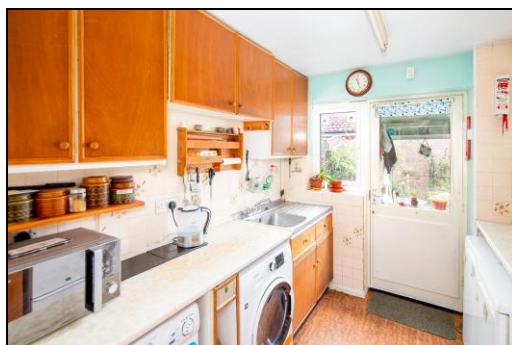
Dining Area



Kitchen



Kitchen



Kitchen

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Shower Room



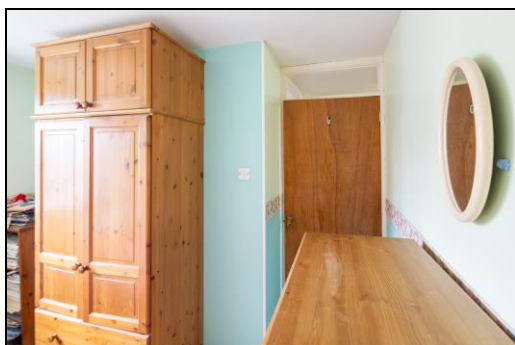
Shower Room



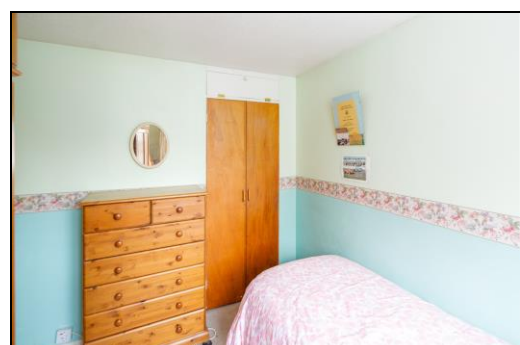
Landing



Bedroom Two



Bedroom Two



Bedroom Two

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Bedroom One



Bedroom One



Bedroom Three



Rear Garden



Garage & Driveway

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Space for Notes:

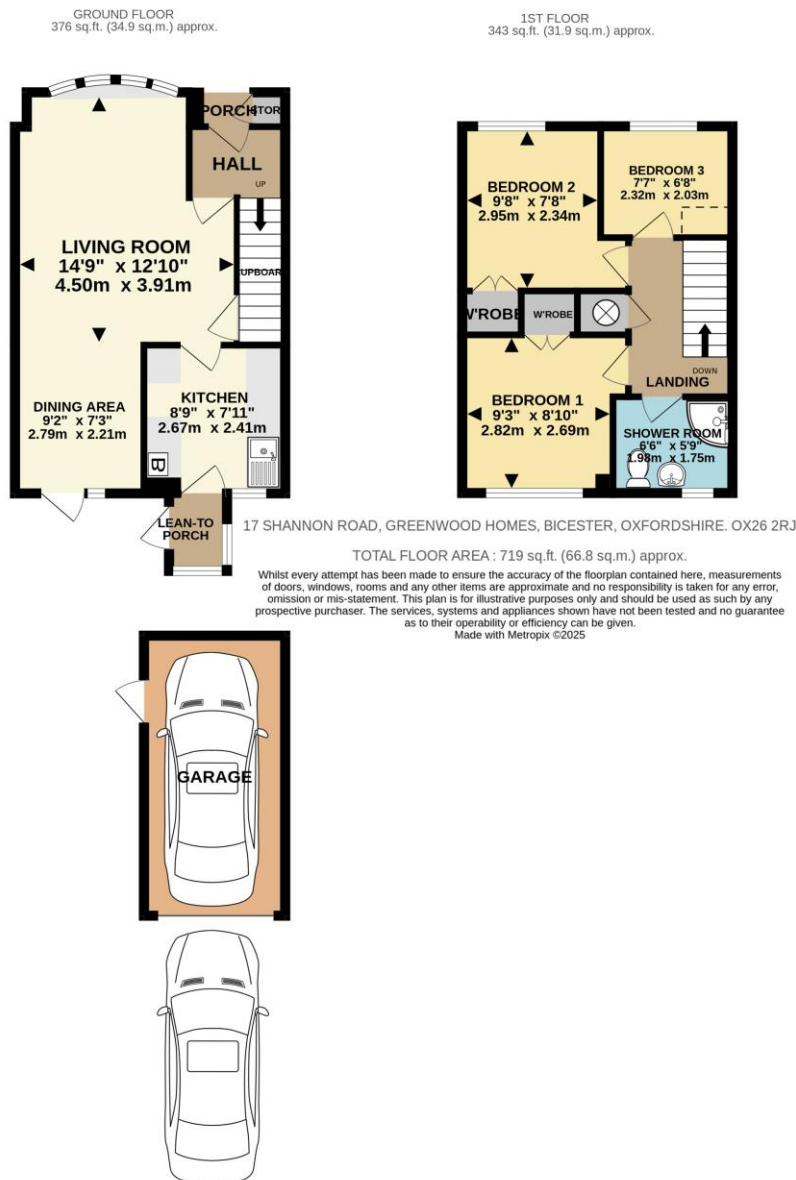
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