

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



34 Lily Close, Bicester, Oxfordshire. OX26 3EJ

Originally a four bedroom detached, now reconfigured by knocking Bed 3 into Bed 4 to create one large bedroom (bedroom 2).

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

Tel: Bicester (01869)

249922

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A Three Bedroom Detached House on a Large Plot with Cloakroom, Dining Room, Kitchen Breakfast Room, Utility Room, Living Room, Conservatory, En-Suite and Bathroom, Front and Rear Gardens, Double Garage and Parking for 2-3 Cars

FREEHOLD

£ 580,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Living Room and Separate Dining Room
- ❖ Kitchen Breakfast Room
- ❖ Conservatory
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Front and Rear Garden
- ❖ Double Garage and Driveway Parking for 2-3 Cars
- ❖ Walking Distance to Local Amenities

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating C (70)

Council Tax: Band E

Approx. £3,011 per annum.

Ground Floor:

Outside courtesy light, part-glazed leaded light security front door to:

ENTRANCE HALL: 13'5 deep

Front aspect leaded light window adjacent to the door, plain plaster ceiling, coving, Oak flooring, radiator, staircase, central heating thermostat.

CLOAKROOM: 7'3 x 2'10

Plain plaster ceiling, coving, extractor fan, Oak flooring, chrome heated towel rail, close coupled WC, pedestal wash hand basin.

DINING ROOM: 13'7 x 9'0

Front aspect leaded light PVC window, plain plaster ceiling, coving, Oak flooring, wall to wall shelving and cupboard, radiator, telephone point, double dimmer switch, two wall light points.

KITCHEN/BREAKFAST: 12'0 x 11'7

Rear aspect PVC window, side aspect PVC window, plain plaster ceiling, downlighting, radiator, ceramic tiled floor, space for breakfast table and chairs. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, space for 900mm fridge freezer, 150mm tray space, 900mm x 900mm corner base unit with 300mm/300mm bi-fold door, 800mm undersink base unit with pair of 400mm doors, 1½ bowl composite sink, integrated dishwasher, 900mm corner base unit with 450mm door and magic corner tray, 300mm base unit, 500mm drawers, 1100mm range cooker, 500mm drawers.

UTILITY ROOM: 7'8 x 4'11

Side aspect part glazed security door, plain plaster ceiling, extractor fan, radiator, ceramic tiled floor, "Worcester" wall mounted boiler, space for washing machine, space for tumble dryer, 500mm base unit, roll edge laminate worksurface.

LIVING ROOM: 14'3 x 13'9

Rear aspect PVC French doors and windows either side, plain plaster ceiling, coving, Oak flooring, radiator, gas living flame effect fire with marble mantle/hearth and surround.

CONSERVATORY: 12'10 x 12'0

Brick dwarf wall, PVC French doors and windows, pitched polycarbonate roof, ceramic tiled floor, underfloor heating.

First Floor:

LANDING:

Front aspect leaded light PVC window, plain plaster ceiling, access to loft space, coving, airing cupboard, radiator.

BEDROOM ONE: 14'3 x 11'1

Front aspect leaded light PVC window, plain plaster ceiling, coving, radiator, built-in 2-door wardrobe, built-in 3-door wardrobe.

EN-SUITE: 8'2 x 3'2

Side aspect PVC window, plain plaster ceiling, coving, downlighting, extractor fan, ceramic tiled floor, fully tiled walls, 850mm x 760mm shower enclosure with thermostatic shower, sliding head support, pedestal wash hand basin, shaver socket, dual flush close coupled WC.

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BEDROOM TWO: 16'3 x 9'3 narrowing to 7'7 (originally bedrooms 3 and 4)

Front aspect PVC window, plain plaster ceiling, coving, radiator, built-in 2-door wardrobe.

BEDROOM THREE: 12'7 x 9'5 extending to 12'2

Twin front aspect PVC windows, plain plaster ceiling, coving, radiator, wall to wall 4-door wardrobe.

BATHROOM: 6'7 x 5'10

Side aspect PVC window, plain plaster ceiling, coving, downlighting, extractor fan, ceramic tiled floor, fully tiled walls, chrome heated towel rail, panel enclosed bath with mixer tap shower attachment, rail and curtain, pedestal wash hand basin, close coupled WC.

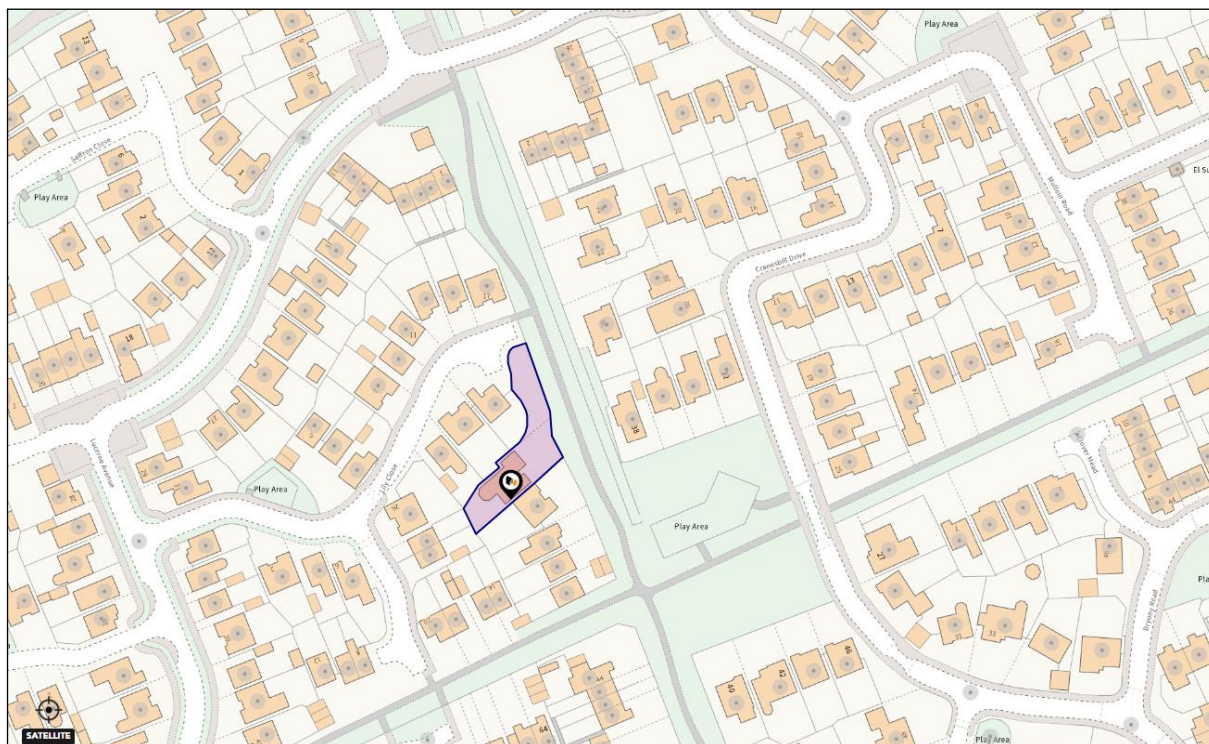
Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

GARAGE:

Majority converted to a craft room of 16'6 x 9'5 (*refer to floor plan*). Up and over door, light and power, rear access door. Driveway parking for 2-3 cars.



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Living Room



Living Room

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Conservatory



Kitchen

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Dining Room



Bedroom One



Bathroom



Bedroom Three



Rear Garden



Rear Garden



Rear Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

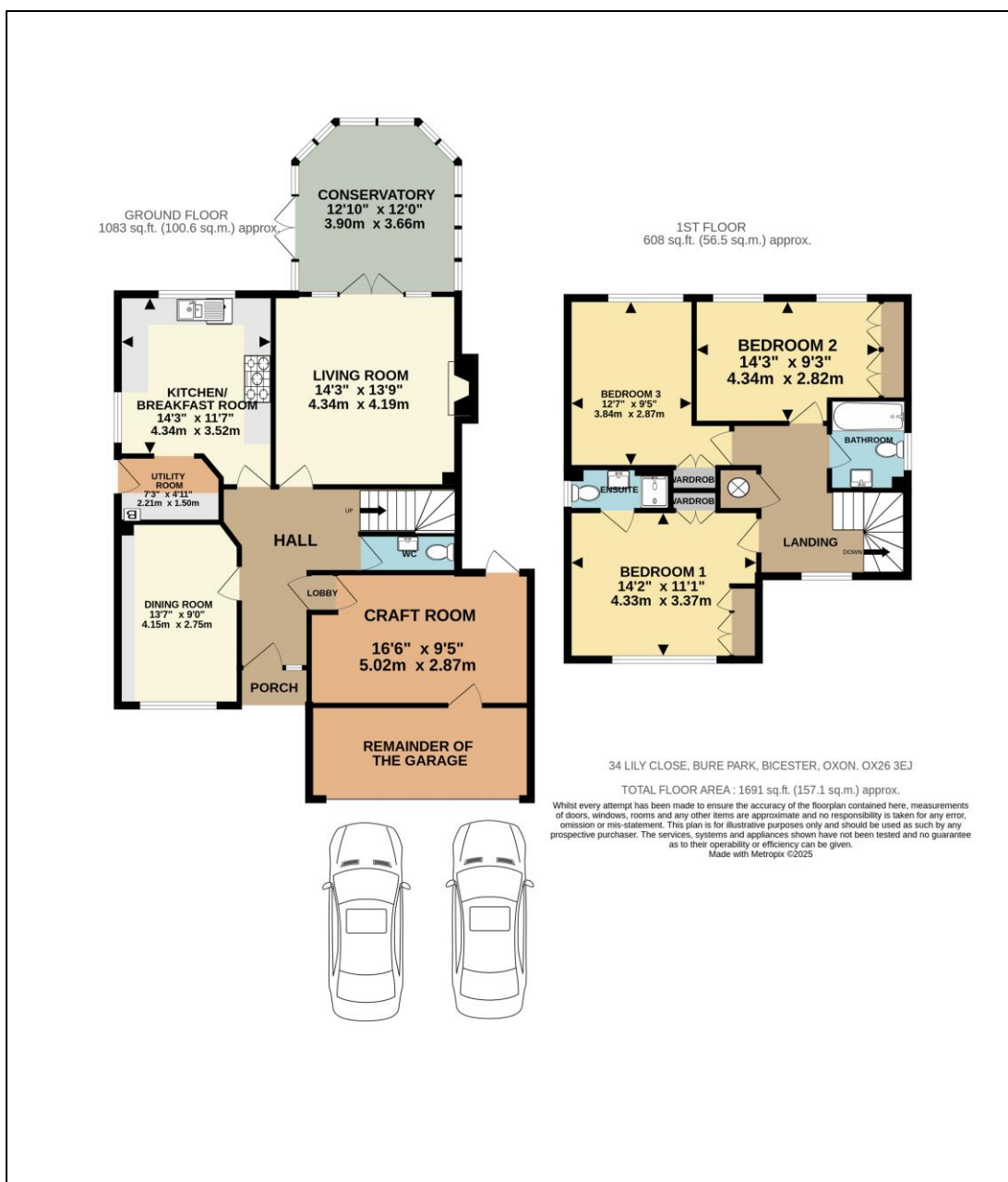
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