

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



45 Epsom Way, Bicester, Oxfordshire. OX26 1BN

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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

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With an Oversized Garage/Workshop and Driveway Parking to the Side, this Well Presented Three-Bedroom Home has the Kitchen Diner to the back with French Doors onto the Garden and unusually, the En-Suite has a deeper 1200mm Shower Enclosure.

FREEHOLD

£ 360,000

- ❖ Storm Porch
- ❖ Entrance Hall and Cloakroom
- ❖ Living Room
- ❖ Kitchen Diner with French Doors to the Garden
- ❖ Landing with Main Bathroom
- ❖ Three Bedrooms
- ❖ En-Suite with 1200mm deep shower enclosure
- ❖ Oversized Garage/Workshop
- ❖ Open Plan Front and Enclosed Rear Garden

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of B (83).
Council Tax: Band C
Approx. £2,190 per annum.

Ground Floor:

STORM PORCH:

Outside courtesy light, outside gas and electric meter boxes, part glazed security front door to.

ENTRANCE HALL:

Plain plaster ceiling, RCD/MCB electricity consumer unit, radiator, vinyl floor tiles.

CLOAKROOM: 5'0 x 3'6

Rear aspect PVC window, extractor fan, vinyl floor tiles, radiator, dual flush close coupled WC, pedestal wash hand basin.

LIVING ROOM: 15'2 x 11'4

Front aspect PVC window, plain plaster ceiling, radiator, BT master socket, TV point.

INNER HALL:

Plain plaster ceiling, staircase.

KITCHEN DINER: 14'11 x 10'9

Rear aspect PVC French doors, plain plaster ceiling, vinyl floor tiles, radiator. Range of base and eye level units, roll edge laminate worksurface, laminate upstands, integrated 50:50 fridge freezer, stainless steel and glass fan oven/grill, 4-ring stainless steel gas hob, integrated washing machine, 1½ bowl stainless steel sink, integrated dishwasher, space for table and chairs.

First Floor:

LANDING:

Plain plaster ceiling, access to loft space, bulkhead cupboard.

BATHROOM: 7'10 x 6'4

Plain plaster ceiling, extractor fan, vinyl floor tiles, radiator, panel enclosed bath with mixer tap, "Mira Azora" shower over, sliding head support, dual flush close coupled WC, pedestal wash hand basin.

BEDROOM ONE: 10'0 x 8'9

Rear aspect PVC window, plain plaster ceiling, radiator, built-in 2-door wardrobe,

EN-SUITE:

Rear aspect PVC window, plain plaster ceiling, extractor fan, vinyl floor tiles, radiator, shower enclosure with thermostatic shower, sliding head support, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM TWO: 9'7 x 7'10

Front aspect PVC window, plain plaster ceiling, radiator.

BEDROOM THREE: 8'0 x 6'11

Front aspect PVC window, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

GARAGE: 19'8 x 9'10

Up and over door, driveway parking for one car.

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Front



Entrance Hall and Cloakroom



Living Room



Living Room



Living Room



Kitchen Diner



Kitchen Diner



Kitchen Diner

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Bathroom



Bedroom One



Bedroom One



Bedroom One



En-Suite to Bedroom One



Bedroom Two



Bedroom Three



Rear Elevation

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Rear Garden



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Garage

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

Space for Notes:

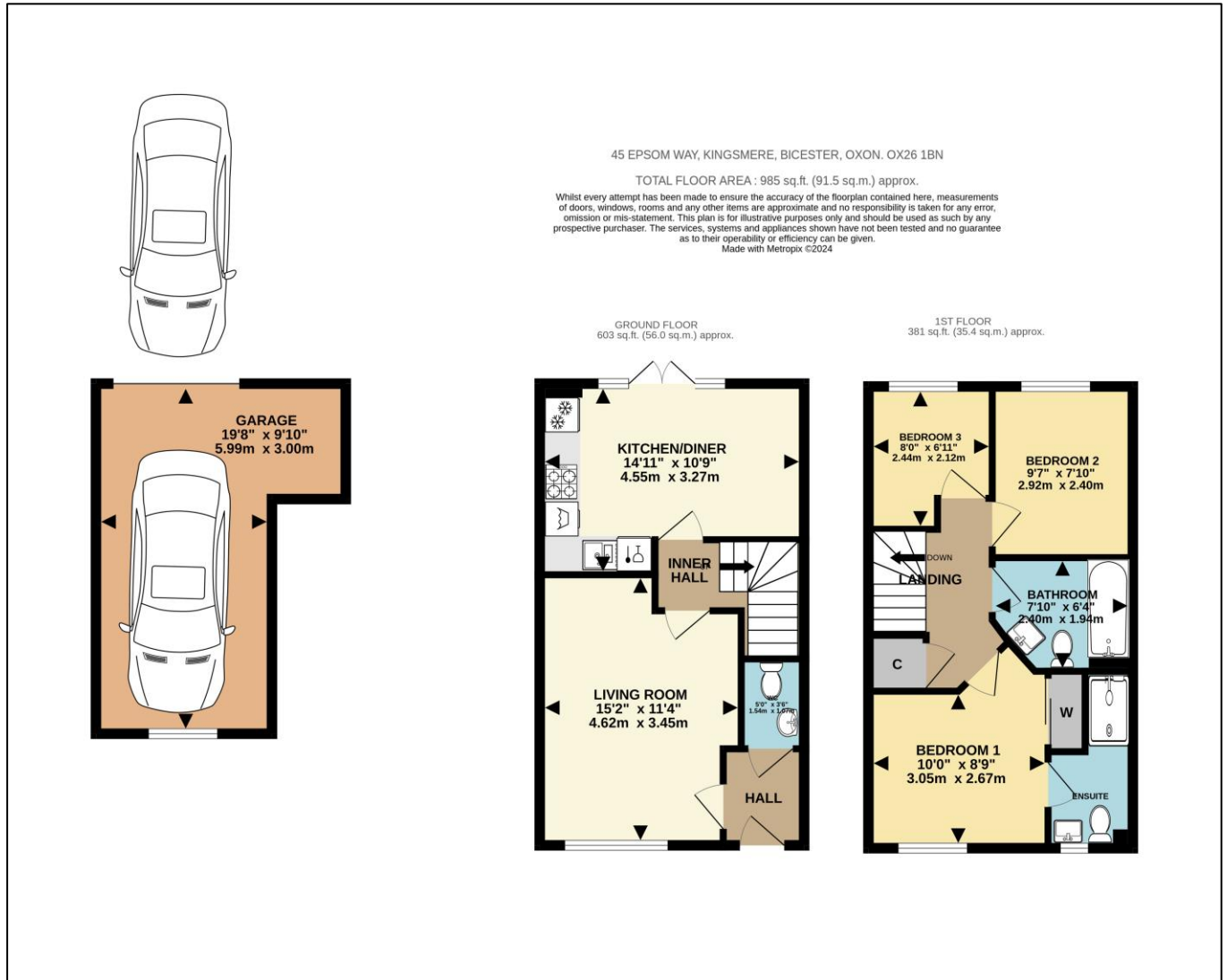
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