

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



**11 Austin Way, Graven Hill,
Bicester, Oxfordshire.
OX25 2DA**

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922

11 Austin Way, Graven Hill, Bicester, Oxon. OX25 2DA



A Spacious Two Bedroom Mid-Terrace with a South-West facing Garden, Spacious Four Piece Bathroom, 5m x 4.3m Kitchen Diner, Living Room with French Doors to the Garden, Parking.

FREEHOLD

Offers in Excess of: £ 350,000

- ❖ 16'10 x 14'4 (5m x 4.3m) Kitchen Diner
- ❖ Living Room with French doors to the Garden
- ❖ Landing
- ❖ Four Piece Bathroom with 900mm x 760mm Shower
- ❖ Two Double Bedrooms
- ❖ South-West Facing Garden
- ❖ Parking Space
- ❖ Local Amenities
- ❖ Walking Distance of Bicester Village

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of B (85).
Council Tax: Band C
Approx. £2,190 per annum.



Ground Floor:

STORM PORCH:

Courtesy light, postbox, ground level gas meter box, part glazed security front door to:-

KITCHEN-DINER: 16'10 x 14'5.

Twin front aspect PVC window side-by-side, plain plaster ceiling, LED downlighting, Karndean flooring, RCD/MCB electricity consumer unit, digital central heating thermostat, radiator, wall mounted 'Vaillant' boiler in the wall unit by the front wall, under-stairs recess with broadband point, space for table & 6 chairs. Range of base and wall units, square edge laminate worktops and upstands, 1½ bowl 'Franke' stainless steel sink, integrated dishwasher, integrated washer, stainless steel and glass fan oven/grill, ceramic four ring hob, ceramic splash-back, stainless steel extractor hood, 600mm drawers, tall unit with integrated 50:50 fridge freezer.

CLOAKROOM:

Plain plaster ceiling, down lighting, extractor fan, Karndean flooring, chrome heated towel rail, pedestal wash hand basin, dual flush close coupled WC.

LIVING ROOM: 14'5 x 13'2.

Rear aspect PVC French doors to the garden, plain plaster ceiling, radiator, multi-coms socket (TV, satellite, telephone, internet), "Karndean" flooring.

First Floor:

LANDING:

Plain plaster ceiling, access to loft space (*part-boarded, hard wired light, drop down ladder*), radiator, storage cupboard.

BATHROOM: 9'1 x 7'2.

Plain plaster ceiling, down lighting, extractor fan, Karndean flooring, half tiled walls. Panel enclosed bath with mixer tap and shower attachment, low level head support, tiled surrounds, 900mm x 760mm shower enclosure with thermostatic shower and sliding head support, dual flush close coupled WC, wall mounted wash hand basin with drawers under, shaver socket.

BEDROOM ONE: 14'5 x 10'2.

Twin rear aspect PVC windows, plain plaster ceiling, radiator, fitted wardrobe.

BEDROOM TWO: 14'5 x 10'2.

Two front aspect PVC windows, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: refer to photo.

REAR GARDEN: refer to photos.

South-West (210 degrees magnetic), rear gate.

PARKING:

For one car (subject to title deed verification)

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Front



Cloakroom



Living Room



Living Room



Living Room

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Living Room



Kitchen Diner



Kitchen Diner



Kitchen Diner



Kitchen Diner

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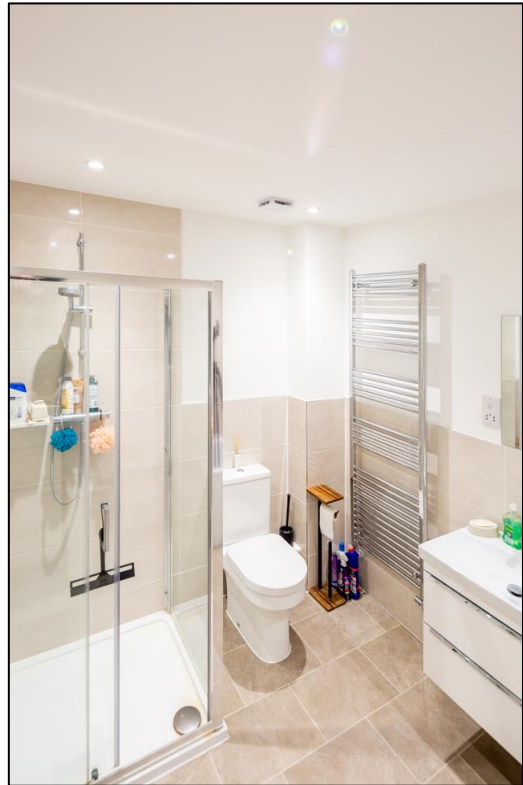
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Bathroom



Bathroom



Bedroom One



Bedroom One



Bedroom One



Bedroom Two

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Bedroom Two



Bedroom Two



Rear Elevation



Rear Garden



Rear Garden

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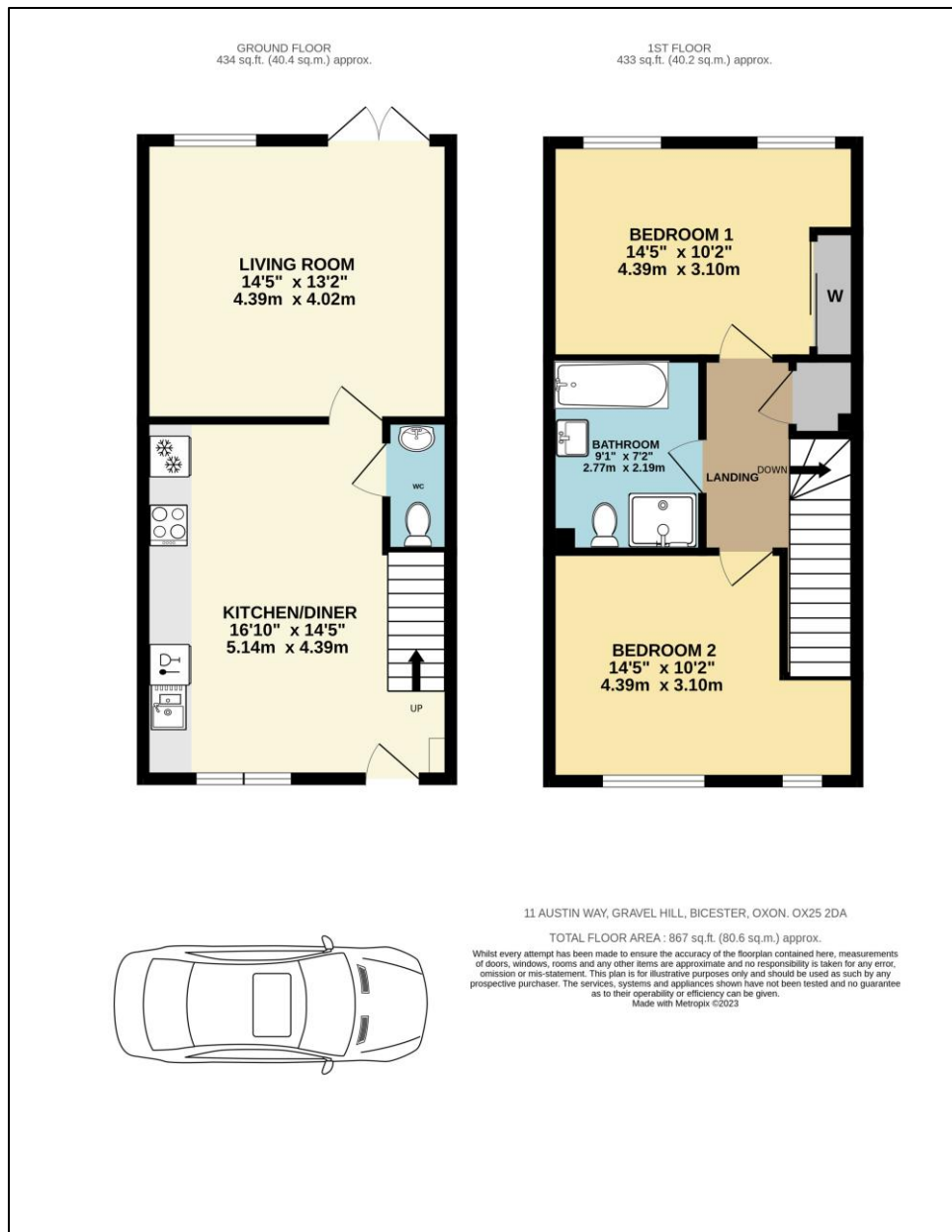
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