

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**15 Blenheim Drive, Launton,
Bicester, Oxfordshire. OX26 5EA**

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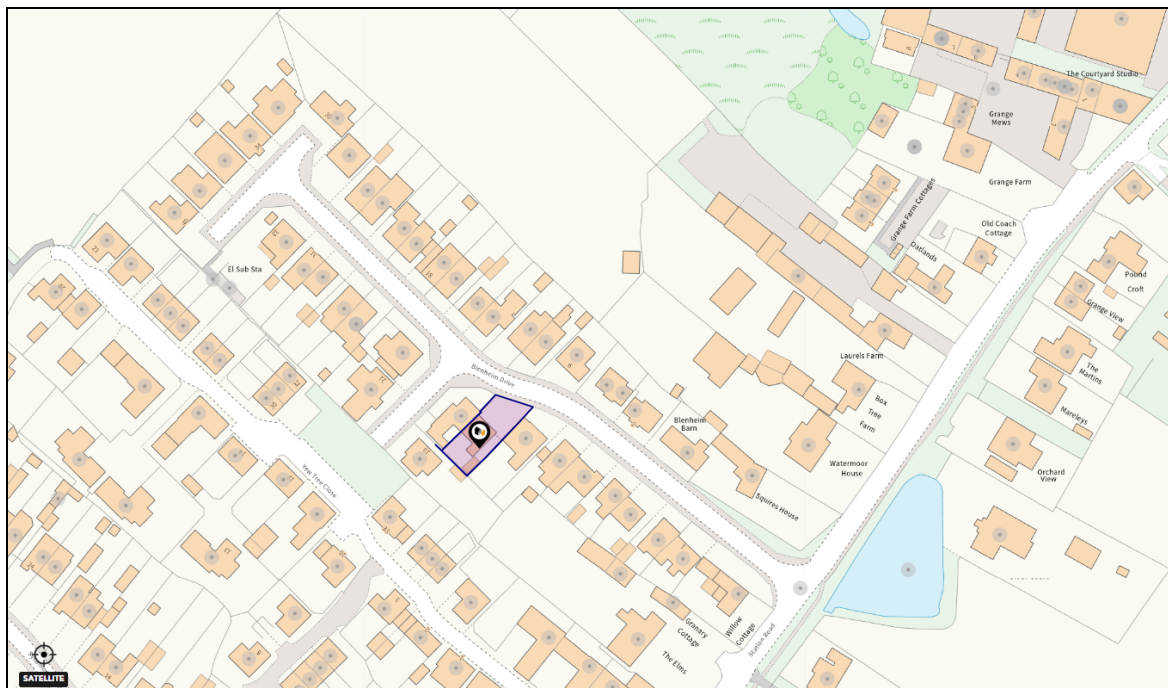
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

15 Blenheim Drive, Launton, Bicester, Oxon. OX26 5EA



A Two Bedroom Semi-Detached Bungalow with Living Room, Kitchen, Dining Area Extension, Bathroom, Front Garden, South West Facing Rear Garden, Driveway Parking for Up to Three Cars

FREEHOLD

£ 280,000

- ❖ Recessed Porch
- ❖ Entrance Hall
- ❖ Living Room
- ❖ Kitchen
- ❖ Dining Area Extension
- ❖ Bathroom
- ❖ Two Bedrooms
- ❖ Front Garden and South West Facing Rear Garden
- ❖ 39ft Driveway with Parking for Two Cars
- ❖ Space for Further Parking Behind Gate

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating D (56) with potential of B (84)

Council Tax: Band C
Approx. £2,190 per annum.

Ground Floor:

RECESSED PORCH:

Post box, part glazed wooden front door to:

ENTRANCE HALL: 15'0 x 4'0

Access to loft space, storage heater, built-in cupboard, airing cupboard.

LIVING ROOM: 13'3 x 11'0

Front aspect PVC window, plain plaster ceiling, downlighting, contemporary composite fireplace with inset electric fire, marble hearth and surround, TV point, telephone point.

KITCHEN: 9'8 x 9'5

Side aspect half glazed PVC door, plain plaster ceiling, downlighting, laminate flooring. Range of tall base and eye level units, square edge laminate worksurfaces, tiled surrounds 500mm drawers, 600mm base unit, ceramic 4-ring electric hob, 600mm stainless steel extractor hood, 800mm cutlery and pan drawers, 500mm integrated bins, integrated microwave, 300mm undersink base unit, stainless steel sink, integrated dishwasher, tall 600mm unit with counter-top level fan oven/grill and pan drawer below, tall 1000mm corner unit with 500mm door, 300mm tall shelf unit, open plan to:

DINING AREA EXTENSION: 10'0 x 8'1

Rear aspect PVC French doors, side aspect PVC window, plain plaster ceiling, downlighting, laminate flooring.

BATHROOM: 6'7 x 5'6

Rear aspect PVC window, vinyl flooring, chrome heated towel rail, panel enclosed bath with tiles surrounds, "Triton Enrich" electric shower over, sliding head support, pedestal wash hand basin, close coupled WC.

BEDROOM ONE: 11'6 x 9'11

Front aspect PVC window, BT master socket, storage heater.

BEDROOM TWO: 11'5 x 9'11

Rear aspect PVC window, storage heater.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs
South West facing.

PARKING:

39ft driveway, outside courtesy light, off-road parking for two cars with space for another behind the gates, 8' x 6' timber shed.

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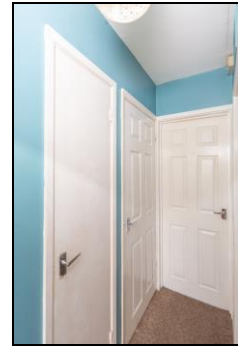
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Front



Entrance Hall



Living Room



Living Room



Kitchen

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Kitchen



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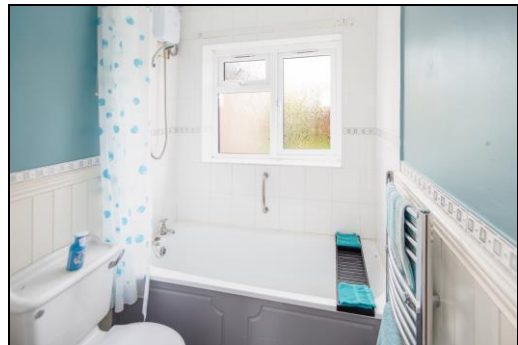
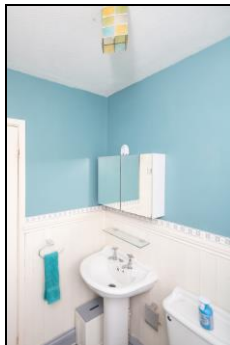
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Dining Area Extension



Bathroom



Bathroom



Bedroom One



Bedroom One

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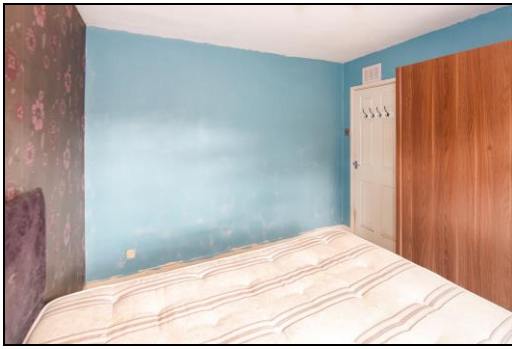
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Bedroom One



Bedroom Two



Bedroom Two



Bedroom Two



Rear Garden



Rear Garden



Rear Elevation

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

EPC

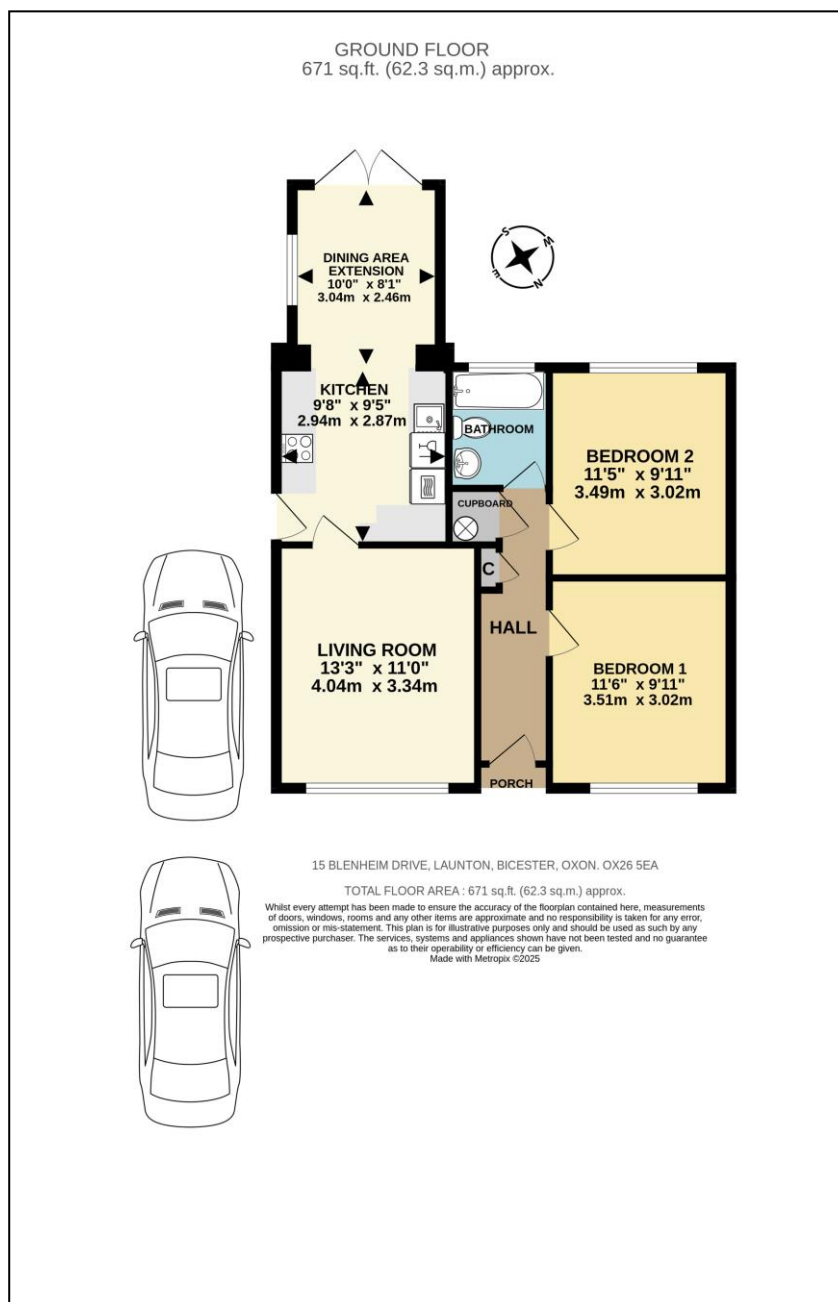
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