

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



1 Almond Road, Bicester, Oxfordshire. OX26 2HU

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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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**A Two Bedroom Detached Bungalow on a Corner Plot
with Kitchen, Lounge Diner, Bathroom and
Front and Rear Gardens**

FREEHOLD

£ 375,000

- ❖ Timber Ramp to Front Door
- ❖ Entrance Hall
- ❖ Kitchen
- ❖ Lounge Diner
- ❖ Inner Hall
- ❖ Bathroom
- ❖ Two Bedrooms
- ❖ Front Garden and West Facing Rear Gardens
- ❖ Walking Distance to Town Centre plus local shops on Bucknell Road

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of D (64).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax: Band D
Approx. £2,464 per annum.

Bungalow:

Disabled access timber ramp to part leaded light PVC front door, opening to:

ENTRANCE HALL: 5'11 x 11'3 (including airing cupboard)

Front aspect leaded light glazed windows either side of front door, digital central heating thermostat, radiator, airing cupboard, built-in cupboard, BT master socket.

KITCHEN: 11'3 x 8'5

Front aspect leaded light PVC window, side aspect half glazed PVC door, built-in larder, radiator, vinyl flooring. Dated range of base and eye level units, 600mm base unit, 1400mm space for appliance, 1200mm base unit with two 600mm doors, stainless steel sink, space of 500mm cooker, 600mm base unit, space for upright fridge freezer.

LOUNGE DINER: 16'11 x 11'11

Rear aspect PVC window, side aspect PVC inward opening French doors, coving, two radiators, fireplace with wooden mantle, tiled hearth and surround, with inset electric fire.

INNER HALL:

Access to loft space.

BATHROOM: 8'3 x 5'8

Twin front aspect leaded PVC windows, vinyl flooring, heated towel rail, panel enclosed bath with "Bristan" shower over, aqua panel surround, sliding head support, screen, pedestal wash hand basin, shaver socket, close coupled WC, half tiled walls.

BEDROOM ONE: 13'11 x 8'9 plus built-in cupboard

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

BEDROOM TWO: 10'0 x 8'9

Front aspect PVC window, radiator.

Outside:

FRONT GARDEN: refer to photograph
Outside tap.

REAR GARDEN: refer to photographs
Patio, 276⁰ magnetic west, getting the sun from the south and west.

Agents Note:

The block paving in the front garden is wider than a driveway and about 2-3 cars long. However, there is no dropped kerb and it appears not to be formal parking. The top of the highway kerb and the road surface are almost through.

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Entrance Hall



Entrance Hall



Kitchen



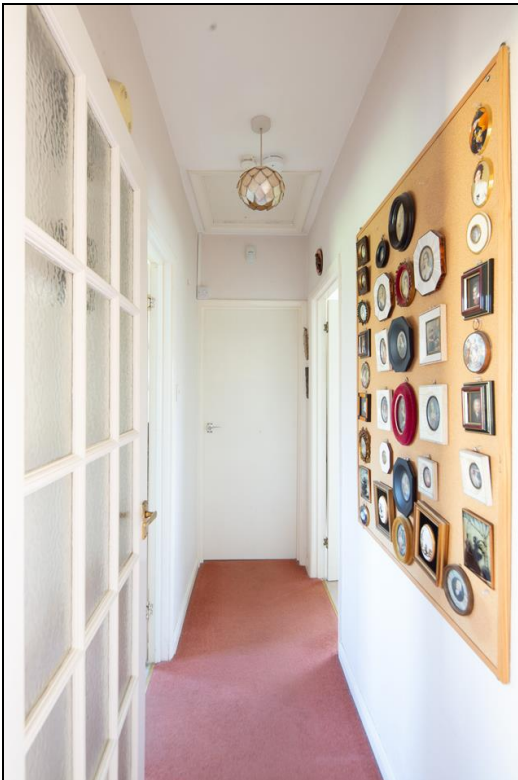
Kitchen



Kitchen



Bathroom



Inner Hall

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Lounge Diner



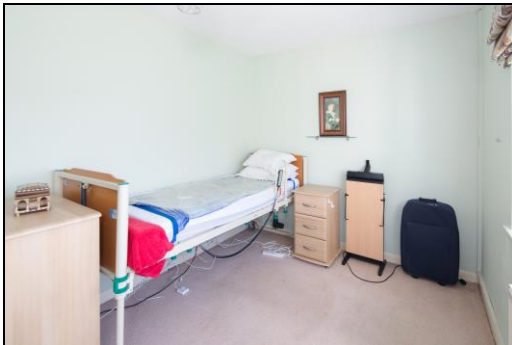
Lounge Diner



Lounge Diner



Bedroom One



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

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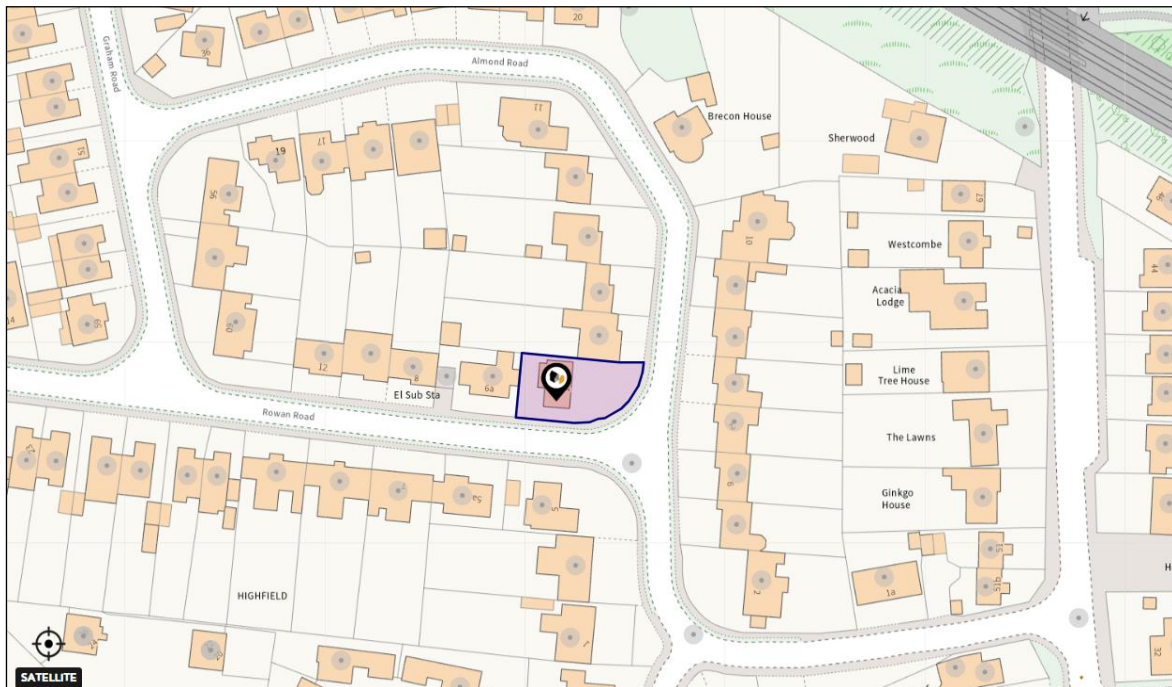
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Rear Garden



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Space for Notes

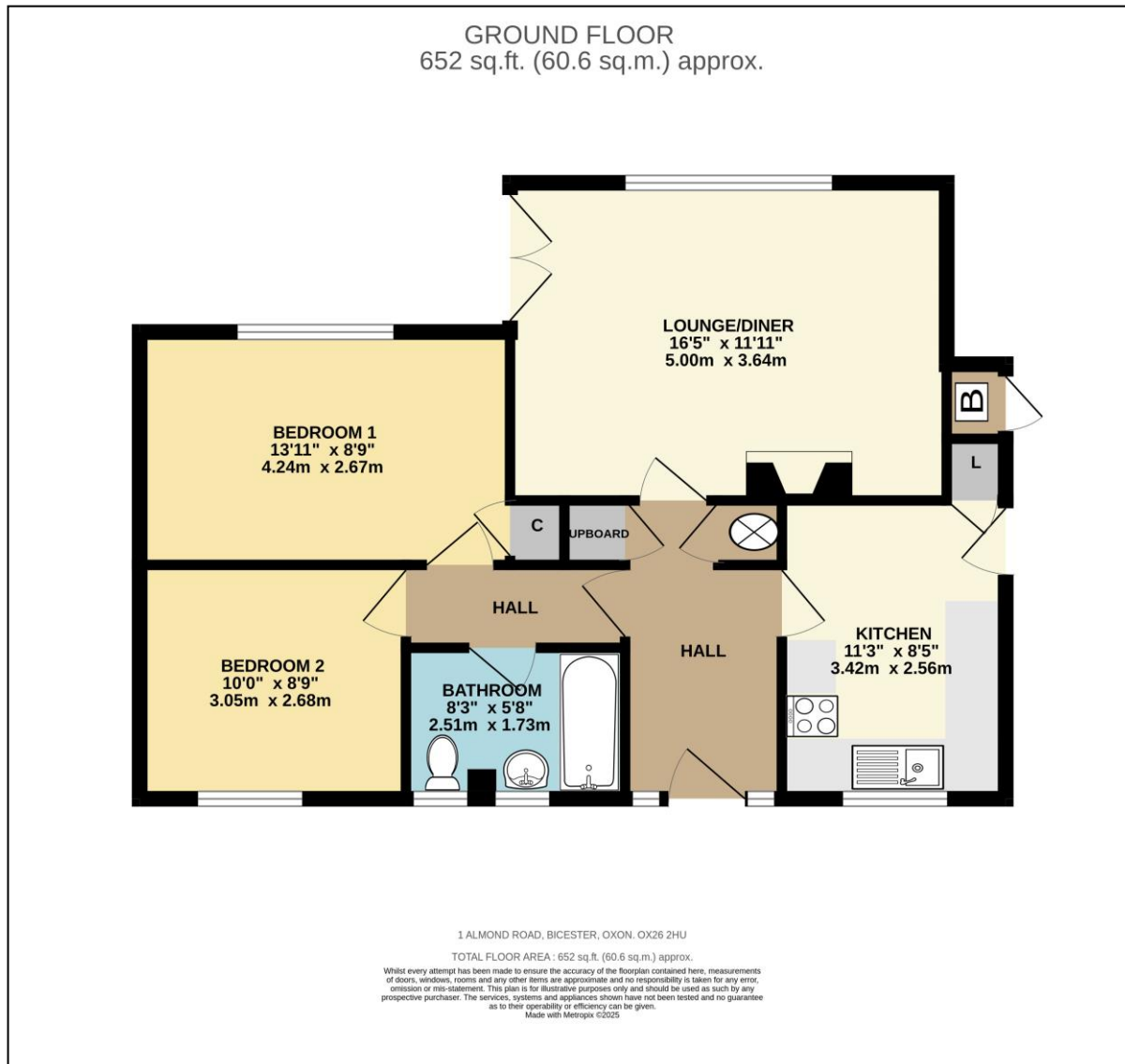
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