

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



8 Whitley Crescent, Bicester, Oxfordshire. OX26 4XR

BARTON FLEMING

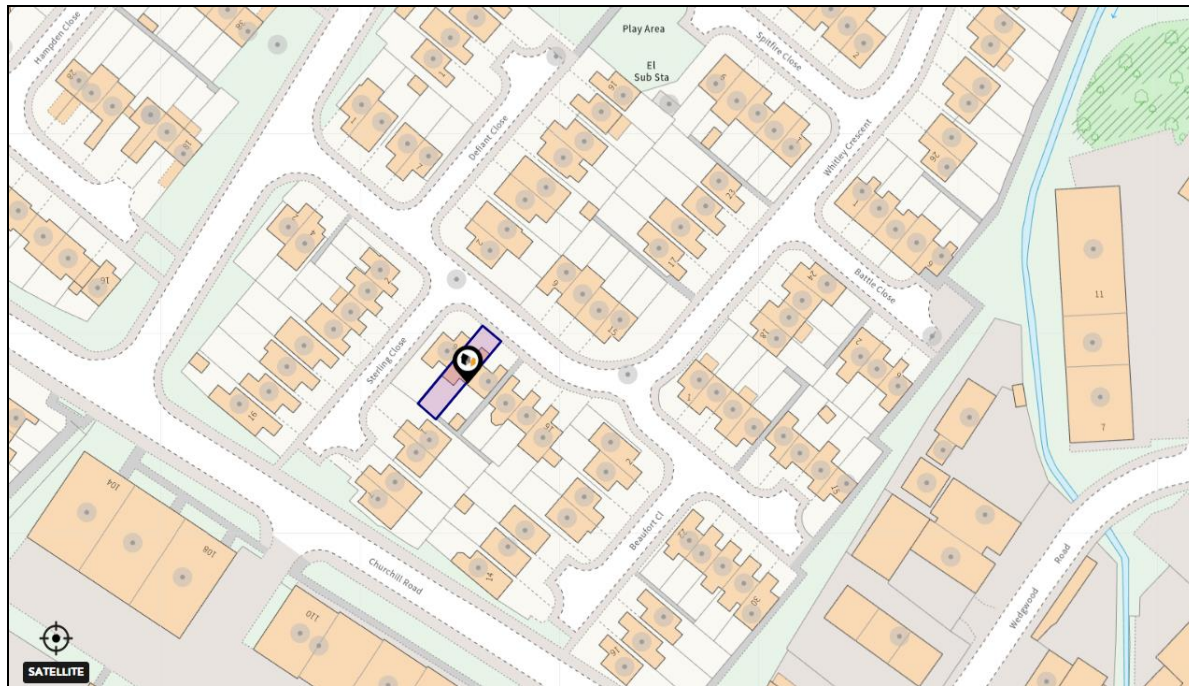
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

8 Whitley Crescent, Bicester, Oxfordshire. OX26 4XR



**A Two Bedroom Terraced House with Living Room,
Lean-To Conservatory, Kitchen, Dining Room, Shower Room,
Front and Rear Gardens, Driveway Parking for One Car and
Off-Road Parking for a Second Car**

FREEHOLD

£ 300,000

- ❖ Entrance Hall
- ❖ Living Room and Separate Dining Room
- ❖ Lean-To Conservatory
- ❖ Kitchen
- ❖ Landing
- ❖ Two Double Bedrooms
- ❖ Shower Room
- ❖ Front and Rear Gardens
- ❖ Driveway and Car Off-Road Parking for Two Cars
- ❖ Close to Local Amenities

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of C (70).
Council Tax: Band B
Approx. £1,916 per annum.

Ground Floor:

Part glazed leaded light glazed security front door to:

ENTRANCE HALL:

Front aspect PVC window on staircase, plain plaster ceiling, radiator, staircase.

LIVING ROOM: 13'10 x 10'7

Rear aspect slide and tilt patio PVC door, coving, radiator, understairs cupboard, digital broadband (*via Virgin*).

LEAN-TO CONSERVATORY: 10'7 x 7'0

Single skin brick and lined walls, side and rear aspect windows, half glazed aluminium coated door.

KITCHEN: 8'7 x 7'7

Rear aspect PVC window, vinyl flooring. Range of base and eye level units, roll edge laminate worksurfaces, laminate surrounds, space for undercounter freezer, space for undercounter fridge, 1000mm corner base unit with 500mm door, 900mm stainless steel range cooker (*double electric oven, 6-gas rings*), 900mm corner base unit with 400mm door, 500mm base unit, 600mm base unit, space for washing machine.

DINING ROOM: 15'1 x 7'2 widening to 7'6

Front aspect PVC window, electric meter box, gas meter box, RCD/MCB electricity meter box (*metal*), radiator.

First Floor:

LANDING:

Front aspect PVC window on staircase, loft hatch, airing cupboard enclosing "Worcester 28CDi boiler".

SHOWER ROOM: 6'6 x 5'9

Rear aspect PVC window, vinyl flooring, radiator, 900mm x 900mm shower enclosure, thermostatic shower, sliding head support, close coupled WC, wash hand basin with cupboard under, shavers socket, fully tiled walls.

BEDROOM ONE: 11'10 x 8'9

Rear aspect PVC window, plain plaster ceiling, radiator.

BEDROOM TWO: 11'10 x 7'11

Rear aspect PVC window, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs
Paved, 208⁰ South-West.

PARKING:

Driveway parking for one car and off-road parking for a second car.

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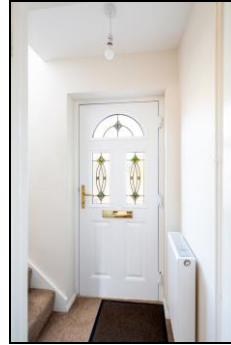
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Front



Entrance Hall and Staircase



Living Room



Living Room



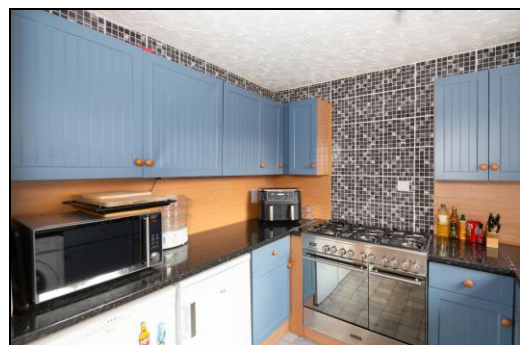
Lean-to Conservatory



Kitchen



Kitchen



Kitchen

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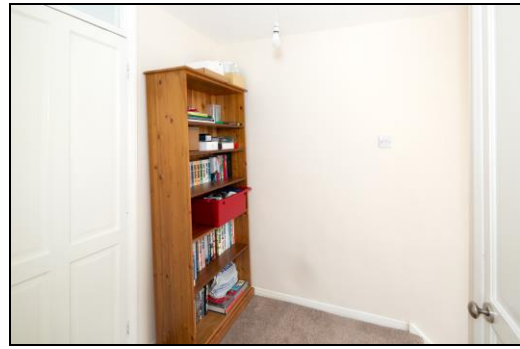
Dining Room



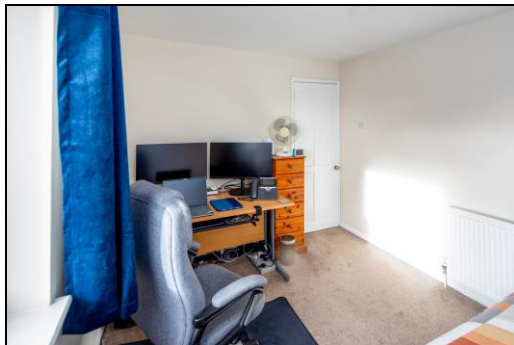
Dining Room



Dining Room



Landing



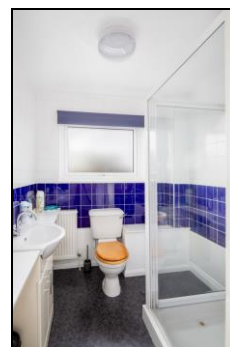
Bedroom One



Bedroom One



Bedroom Two



Shower Room

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Rear Garden



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Rear Elevation

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

Space for Notes

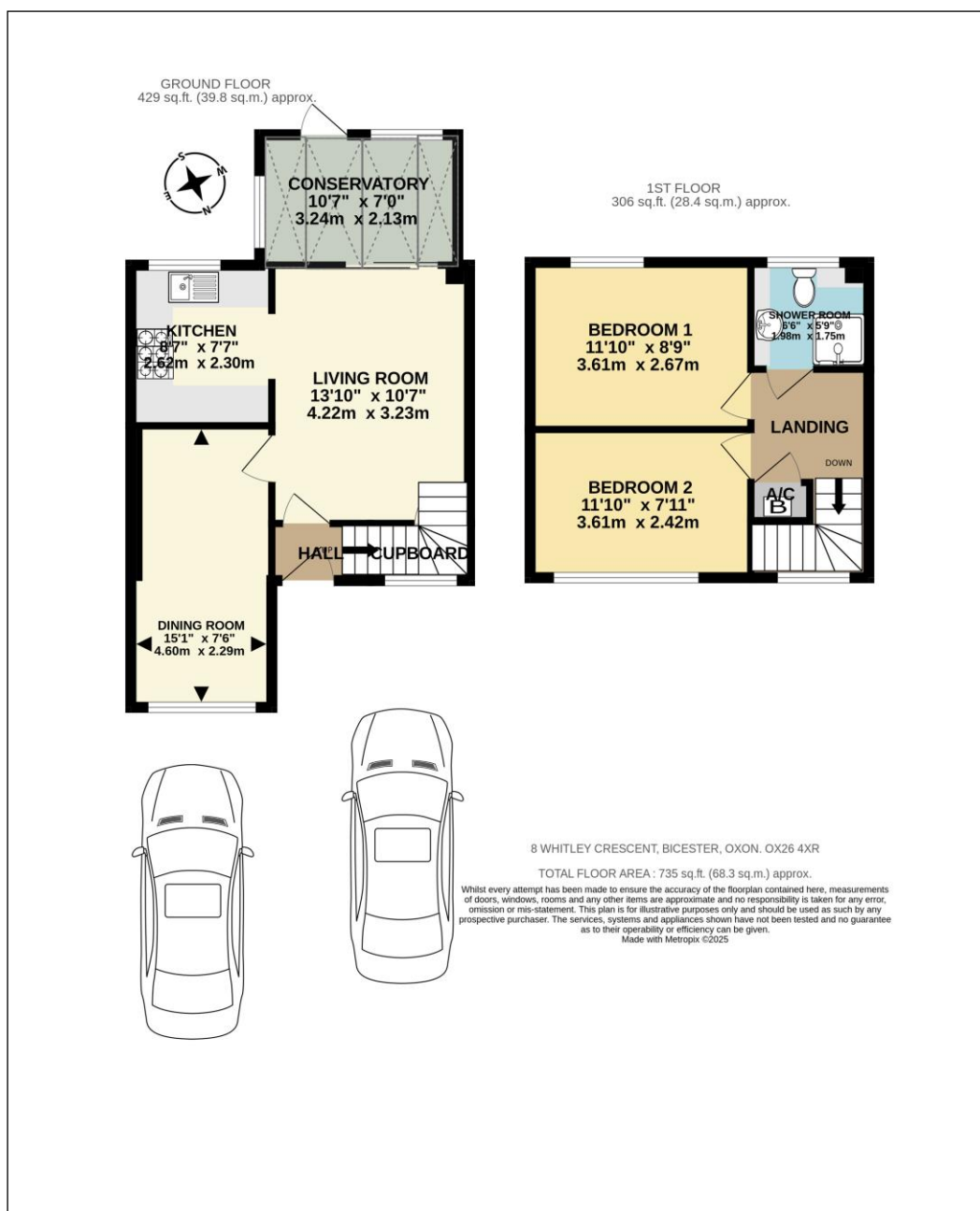
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