

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**3 Tay Gardens, Bicester, Oxfordshire. OX26 2BX**

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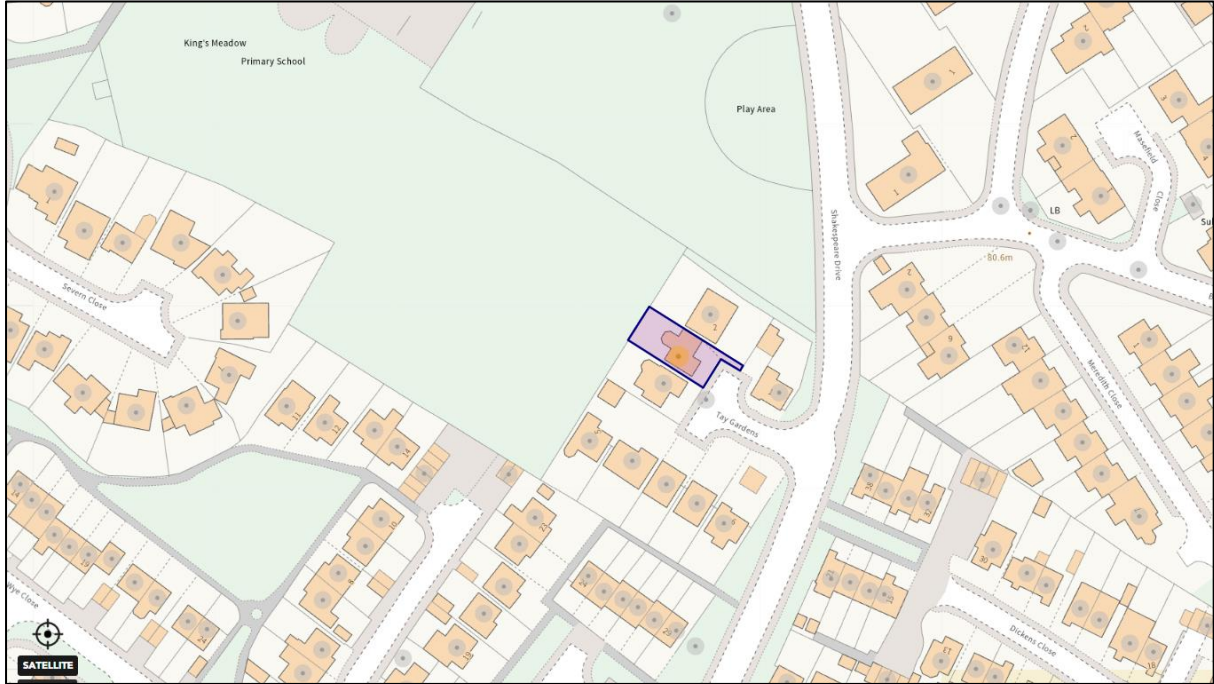
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### 3 Tay Gardens, Bicester, Oxfordshire. OX26 2BX



**Four Bedroom Detached House with Two Reception Rooms and Conservatory, Kitchen and Utility Room, Bathroom and En-Suite, Front and Rear Gardens, Garage and Driveway Parking**

**FREEHOLD**

**Offers Over: £ 500,000**

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Living Room and Separate Dining Room
- ❖ Conservatory
- ❖ Kitchen and Utility Room
- ❖ Landing
- ❖ Four Bedrooms
- ❖ Bathroom and En-Suite to Bedroom One
- ❖ Front and Rear Gardens
- ❖ Garage and Driveway Parking

VIEWING  
APPOINTMENT:

DAY:

TIME:

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### Key Facts for Buyers:

**EPC:** Rating of D (61).  
**Council Tax:** Band E  
Approx. £2,873 per annum.

### Ground Floor:

Outside gas and electric meter boxes, part-glazed security front door to:

**ENTRANCE HALL: 13'0 (max) x 6'5**  
Plain plaster ceiling, RCD/MCB electric consumer unit, central heating thermostat, radiator, understairs cupboard, turning staircase, telephone point.

**CLOAKROOM:**  
Front aspect PVC window, plain plaster ceiling, downlighting, ceramic tiled floor, designer vertical radiator, concealed cistern dual flush WC, wash hand basin and cupboard under.

**LIVING ROOM: 13'1 x 10'4 extending to 12'1 into bay**  
Front aspect PVC bay window, plain plaster ceiling, coving, two radiators, gas living flame coal effect fire with marble hearth and surround, painted wooden mantel over, telephone point, Broadband hub, TV point.

**DINING ROOM: 10'9 x 8'9**  
Rear aspect PVC French doors, plain plaster ceiling, coving, "Karndean" flooring, radiator.

**CONSERVATORY: 10'6 x 10'5**  
Brick cavity base, PVC French doors and window sections, polycarbonate roof.

**KITCHEN: 11'6 x 8'9**  
Rear aspect PVC window, plain plaster ceiling, LED downlighting, ceramic tiled floor, vertical radiator. Range of tall base and eye level units, granite worksurface and upstands, 600mm base unit, 300mm wine chiller, 860mm x 860mm corner base unit with pair of 300mm doors, 800mm base unit and pair of 300mm doors, 1½ bowl porcelain sink, 600mm space for dishwasher, 780mm x 780mm corner base unit with 420mm door, diamond pattern 4-ring gas ceramic hob, ceramic splashback, stainless steel and glass hood, 300mm drawers, 600mm tall unit, double cavity stainless steel and glass fan oven/oven grill, 300mm tall slide out larder.

**UTILITY ROOM: 6'5 x 4'9**  
Half glazed side aspect security door, plain plaster ceiling, LED downlighting, extractor fan, wall mounted boiler, radiator, ceramic tiled floor, space for washing machine, 670mm space for fridge freezer.

### First Floor:

**LANDING:**  
Access to loft space (*drop down ladder, part-boarded on stilts, insulated to approx 250mm*), radiator, airing cupboard.

**BATHROOM: 6'6 x 6'0**  
Rear aspect PVC window, plain plaster ceiling, LED downlighting, ceramic tiled floor, fully tiled walls, chrome heated towel rail, double ended bath with centre tap, screen, thermostatic shower, rain head, concealed cistern dual flush WC, pedestal wash hand basin.

**BEDROOM ONE: 13'10 x 10'7**  
Front aspect PVC window, plain plaster ceiling, radiator, built-in 4-door wardrobe, TV point, telephone point.

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### EN-SUITE: 6'4 x 4'8

Side aspect PVC window, plain plaster ceiling, LED downlighting, ceramic tiled floor, chrome heated towel rail, 960mm x 780mm shower enclosure with thermostatic shower, rain head, concealed cistern dual flush WC, wash hand basin with drawers under.

### BEDROOM TWO: 12'2 x 9'1

Rear aspect PVC window, plain plaster ceiling, radiator.

### BEDROOM THREE: 12'2 x 8'4

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

### BEDROOM FOUR: 9'11 x 9'0

Rear aspect PVC window, plain plaster ceiling, radiator.

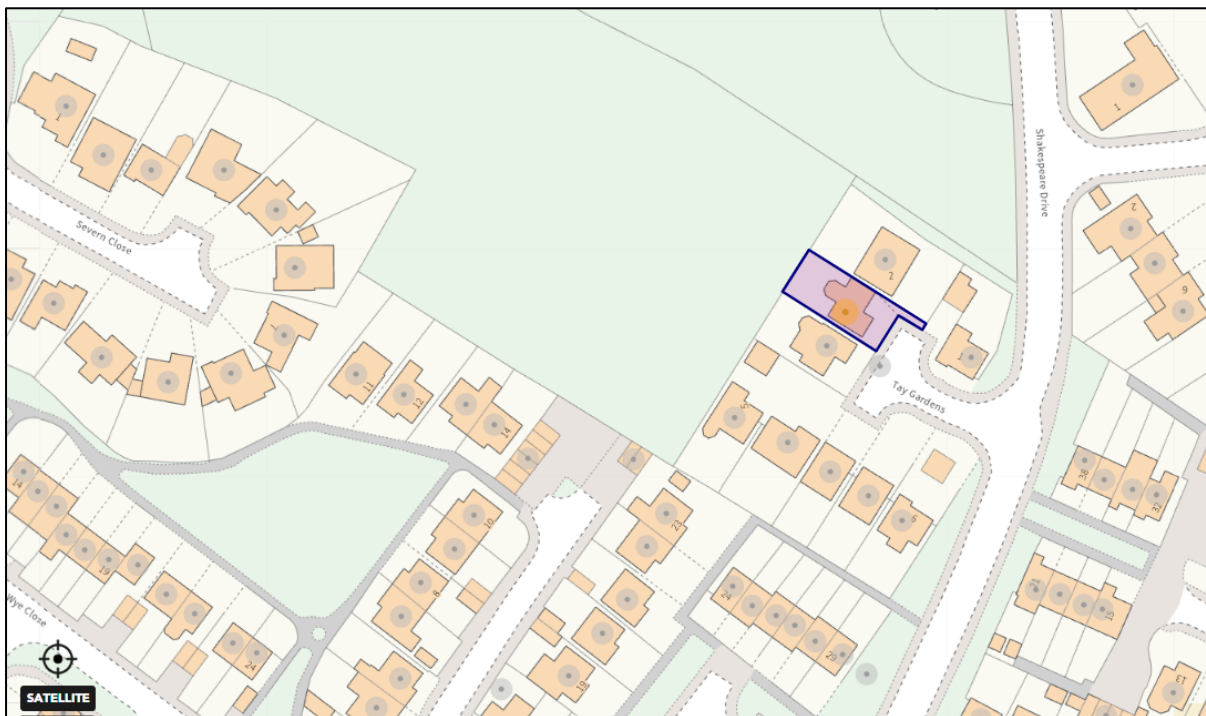
### Outside:

**FRONT GARDEN:** refer to photograph

**REAR GARDEN:** refer to photographs  
300<sup>0</sup> westerly magnetic, side gate, outside tap.

### GARAGE: 19'7 x 8'2

Up and over door, light and power, half glazed rear aspect door. Driveway parking for two cars side-by-side, Wallbox electric charging point.



Land Registry Plan



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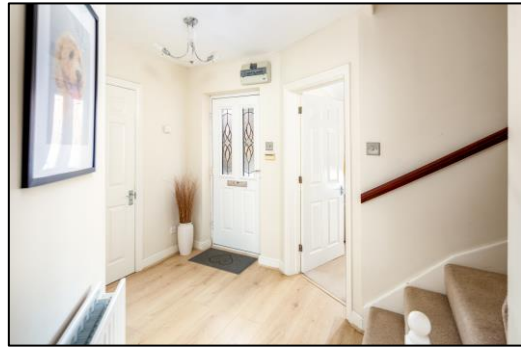
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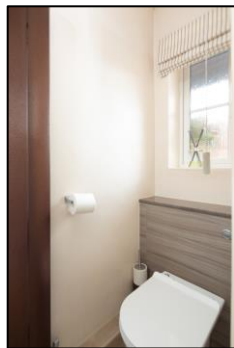
Front



Entrance Hall



Cloakroom



Living Room



Dining Room



Conservatory



Kitchen



Kitchen

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Utility Room



Bedroom One



Bedroom One



Bedroom One



En-Suite to Bedroom One



Bedroom Four



Bedroom Three



Bedroom Three



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Bedroom Two



Bedroom Two



Family Bathroom



Rear Garden



Rear Garden



Outlook to Rear



Rear Elevation

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

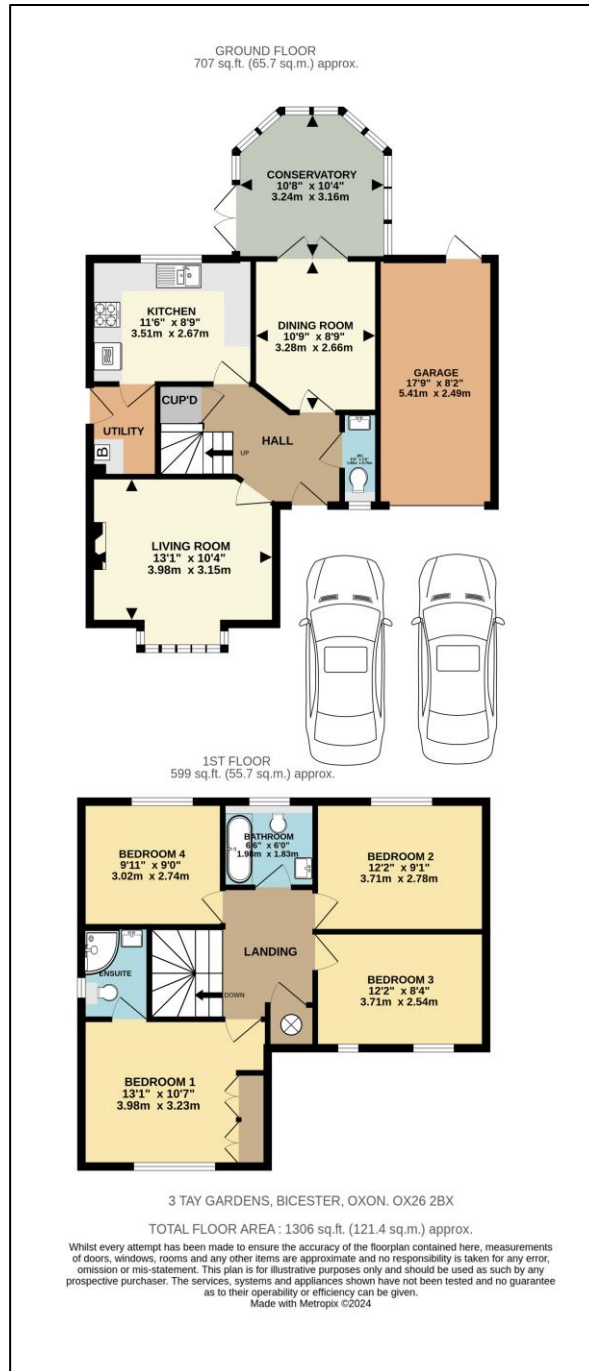
EPC

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