

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



14 Celandine Close, Bicester, Oxfordshire. OX26 3AA

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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 Four Bedroom Town House with Cloakroom, Living Room, Kitchen Diner open plan through to Family Room Extension, Bathroom and En-Suite, Front and Rear Gardens and Parking.

FREEHOLD

£ 450,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Family Room Extension
- ❖ First Floor Landing with Three Bedrooms and Bathroom
- ❖ Second Floor Master Bedroom with Ensuite
- ❖ Front and Rear Gardens
- ❖ Two Parking Spaces in Tandem with EV Charging Point
- ❖ Close to Local Amenities

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating C (78)
Council Tax: Band C
Approx. £2,190 per annum.

Ground Floor:

SLOPING OPEN PORCH:

Outside courtesy light, security front door to:

ENTRANCE HALL:

Radiator, click laminate flooring, BT master socket.

CLOAKROOM:

Extractor fan, RCD/MCB electricity consumer unit, ceramic tiled floor, radiator, close coupled WC, wash hand basin.

LIVING ROOM: 12'7 x 12'2 narrowing to 11'5

Front aspect PVC window, understairs cupboard, click laminate flooring, radiator, TV point.

INNER HALL:

Click laminate flooring, built-in cupboard, staircase.

KITCHEN/DINER/FAMILY

EXTENSION: 19'4 x 15'7 overall

Kitchen Diner: Open plan to family extension. Range of base and eye level units, square edge laminate worksurfaces, tiled surrounds, 700mm space for upright fridge freezer, 860mm corner base unit with 400mm door, 600mm drawers, 400mm base unit, stainless steel and glass fan oven/oven grill, 4-ring ceramic electric hob, 400mm base unit, 600mm space for dishwasher, 100mm tray space, 1000mm corner base unit, undersink cupboard with 600mm door, integrated washer/dryer, 300mm base unit.

Family Extension: Two Velux self-close windows, plain plaster ceiling, downlighting, 9'9 skylights tri-pane bi-fold doors with interior blinds.

First Floor:

LANDING:

Side aspect PVC window, staircase to second floor.

BATHROOM: 8'1 x 6'2

Extractor fan, vinyl tile flooring, radiator, panel enclosed bath with mixer tap shower attachment, tiled surrounds, dual flush close coupled WC, wash hand basin with cupboard under.

BEDROOM THREE: 10'1 x 8'1

Front aspect PVC window, two radiators.

BEDROOM FOUR: 7'6 x 6'11

Front aspect PVC window.

BEDROOM TWO: 15'7 x 9'1 narrowing to 6'7

Two rear aspect PVC windows, two radiators, airing cupboard, dimmer switch.

Second Floor:

BEDROOM ONE: 15'7 max narrowing to 11'6 x 10'7 and dormer bay

Front aspect PVC dormer window, access to loft space, radiator, wall-to-wall wardrobe, TV point.

EN-SUITE: 7'5 x 7'2

Rear aspect Velux window, plain plaster ceiling, extractor fan, radiator, overstairs bulkhead cupboard, shower enclosure with thermostatic shower, close coupled WC, pedestal wash hand basin, vinyl laid floor tiles.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

PARKING:

Two car parking spaces in tandem.

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Entrance Hall and Cloakroom



Living Room



Living Room



Living Room



Kitchen Diner

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Kitchen Diner



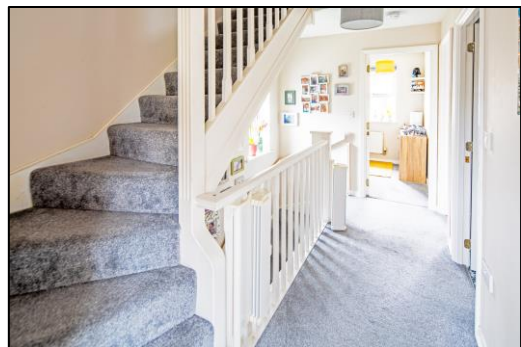
Kitchen Diner



Family Extension



Family Extension



Landing

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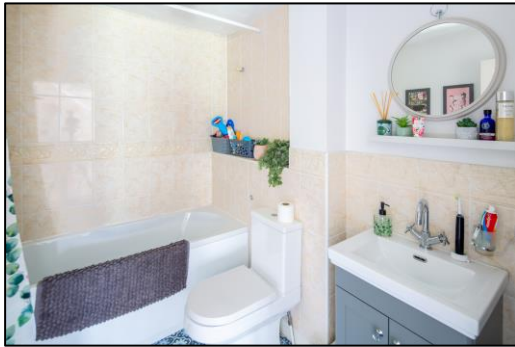
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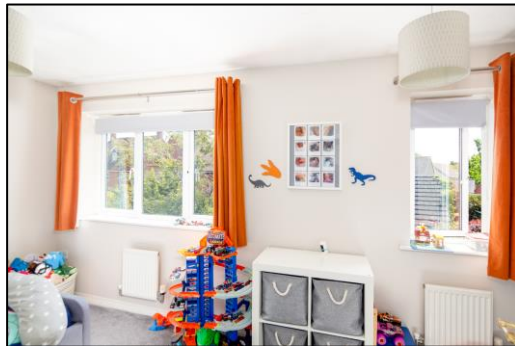
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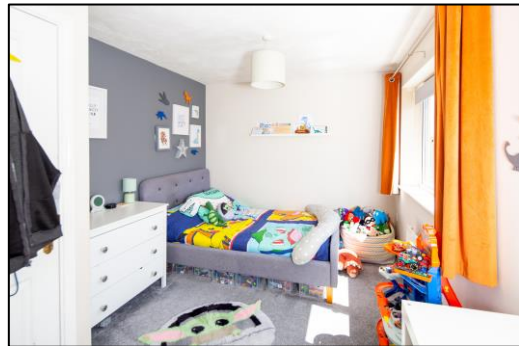
Bathroom



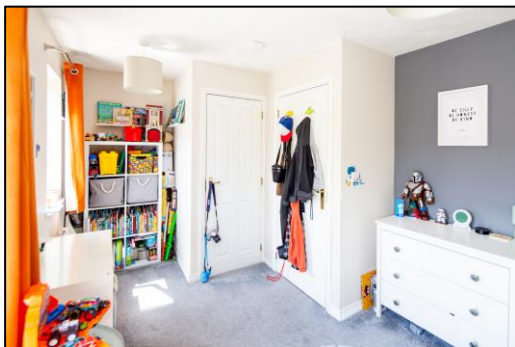
Second Floor Bedroom One



First Floor Bedroom Two



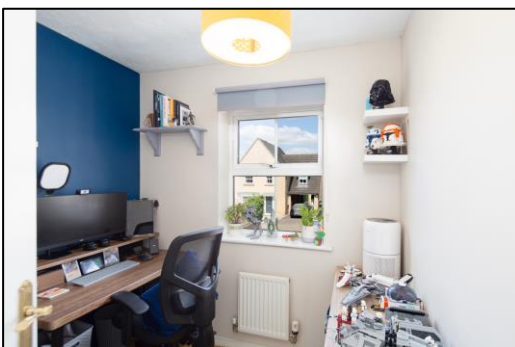
First Floor Bedroom Two



First Floor Bedroom Two



First Floor Bedroom Three



First Floor Bedroom Four



Second Floor Bedroom One

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Second Floor Bedroom One



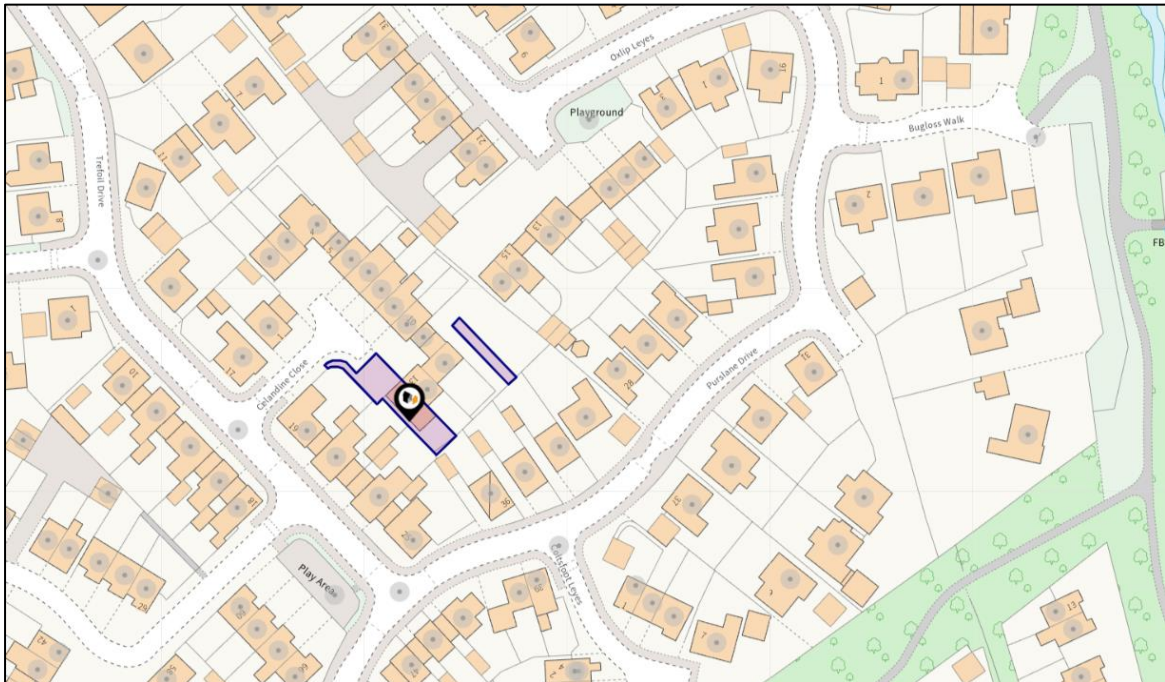
Rear Garden



Rear Garden view into Extension

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC



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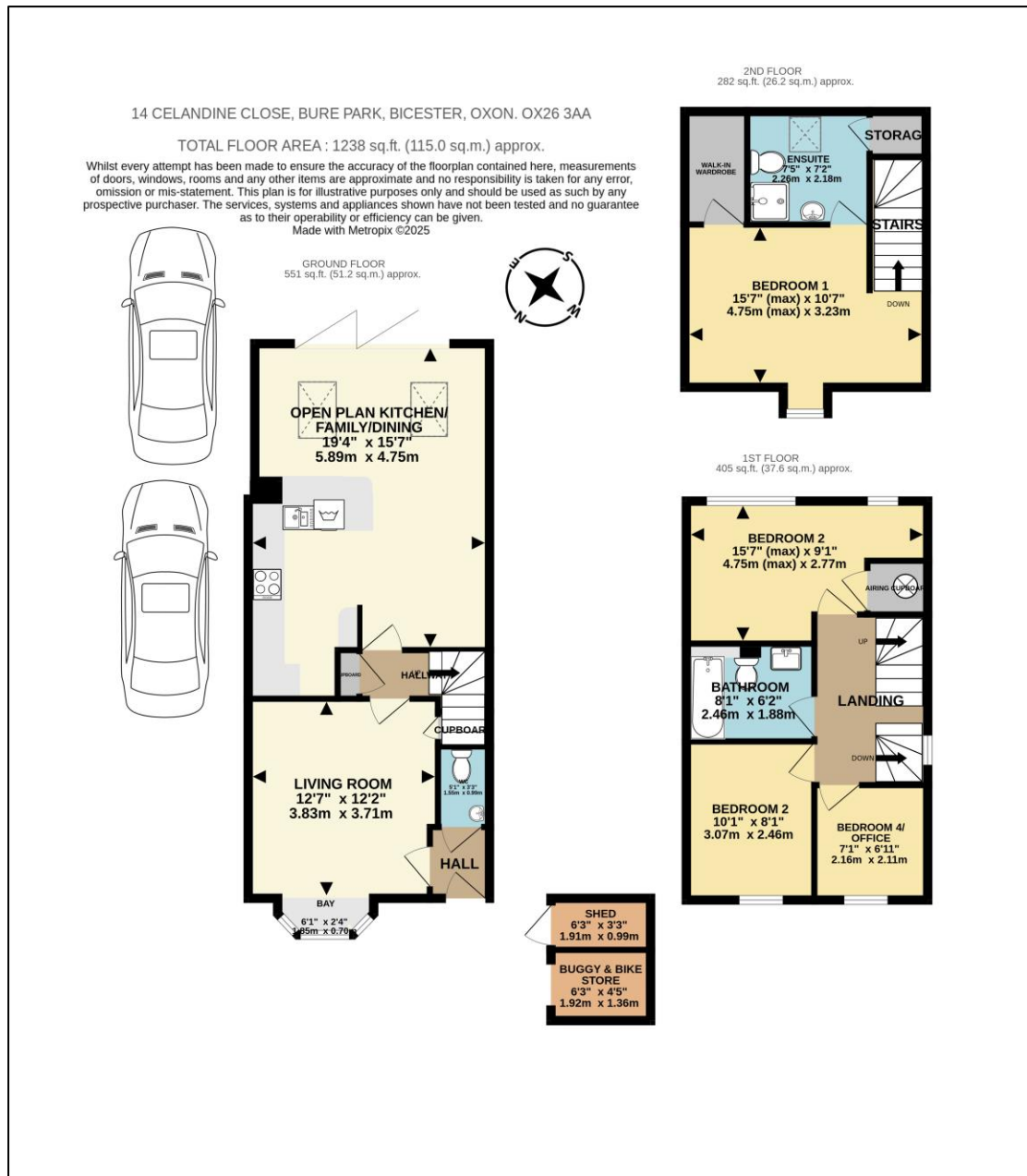
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