

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**91 Heron Drive, Langford Village,  
Bicester, Oxfordshire. OX26 6YZ**

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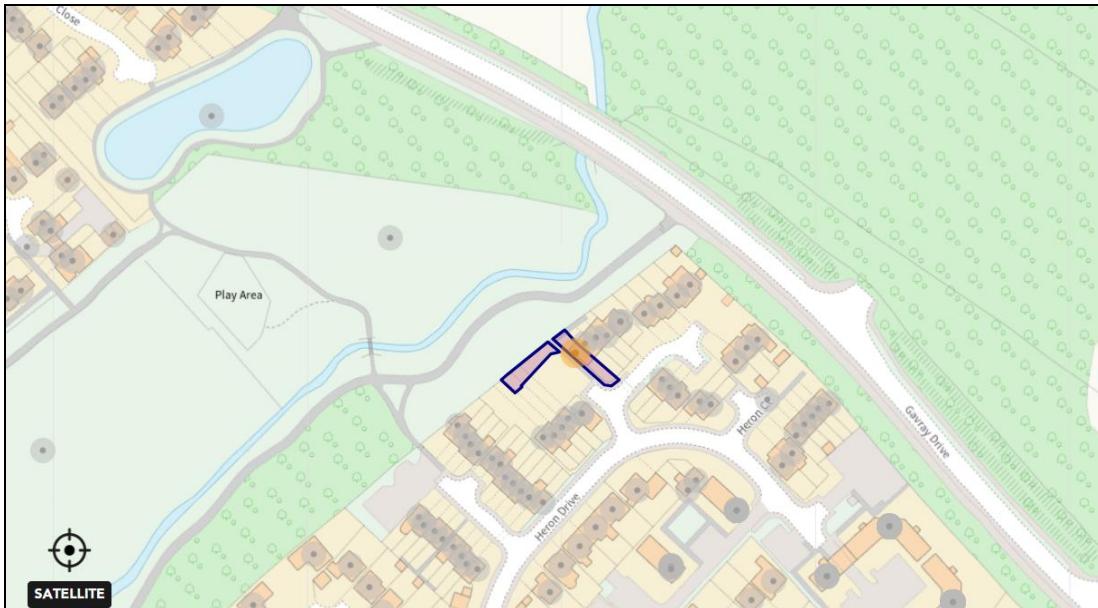
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E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

**249922**

**91 Heron Drive, Bicester, Oxon. OX26 6YZ**



**Two Bedroom End Terrace Overlooking the Conservation Area  
With A South-East Facing Garden. The en-suite has been knocked  
out to create a larger more function airy bedroom.**

**FREEHOLD (no fees)**

**£ 310,000**

- ❖ Sloping Open Porch
- ❖ Entrance Hall
- ❖ Kitchen Diner
- ❖ Living Room with Patio Door to the Garden
- ❖ Landing, Two Bedrooms
- ❖ Bathroom
- ❖ PVC Double Glazed
- ❖ Side-by-Side Parking for Two Cars
- ❖ South-East Low Maintenance Garden
- ❖ Overlooking the Conservation Area/Nature Reserve

**VIEWING  
APPOINTMENT:**

DAY:

TIME:

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## Key Facts for Buyers:

**EPC:** Rating of C (71).  
**Council Tax:** Band C  
Approx. £1,900 per annum.

## Ground Floor:

### **OPEN PITCHED PORCH:**

Outside gas and electricity meter boxes, tap, replaced part leaded-light glazed security front door to:

### **ENTRANCE HALL:**

Radiator, 'Amtico' flooring, telephone point.

### **KITCHEN-DINER: 12'8 x 11'11.**

Front aspect PVC window, 'Amtico' flooring, radiator, space for table & chairs, wall mounted 'Worcester Greenstar 30i' combination boiler. Range of base, wall and tall units with Oak worktops and tiled surrounds, tall 300mm slide-out larder unit, space for fridge freezer, stainless steel & glass finish fan oven-grill, stainless steel 5-ring gas hob, stainless steel extractor hood, space for dishwasher, space for washing machine.

### **LIVING ROOM: 13'6 x 11'11.**

Rear aspect PVC sliding patio door to the garden, laminate flooring, TV and telephone connections, wall light points, digital thermostat central heating control, staircase.

## First Floor:

### **LANDING:**

Loft hatch (*drop-down ladder, hard wired light, part boarded*).

### **BATHROOM: 6'8 x 5'6.**

Rear aspect PVC window, extractor fan, ceramic tiled floor, radiator, bath with mixer tap and shower attachment, sliding head support, screen, pedestal wash hand basin, dual flush close coupled WC.

### **BEDROOM ONE: 12'9 x 11'11.**

Front aspect PVC window, radiator.

### **BEDROOM TWO: 9'10 x 6'2.**

Rear aspect PVC window, radiator, over-stairs bulkhead cupboard.

## Outside:

### **FRONT GARDEN:** refer to photo.

### **REAR GARDEN:** refer to photos.

South-East orientation, side gate, laid to block paving for easy maintenance.

### **PARKING:**

Side-by-side for two cars.

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Front



Front Door and Entrance Hall



Kitchen Diner



Kitchen Diner



Kitchen Diner



Living Room



Living Room



Living Room

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Bathroom



Bathroom



Bedroom Two



Bedroom Two



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Bedroom One



Bedroom One



Bedroom One



Rear Garden



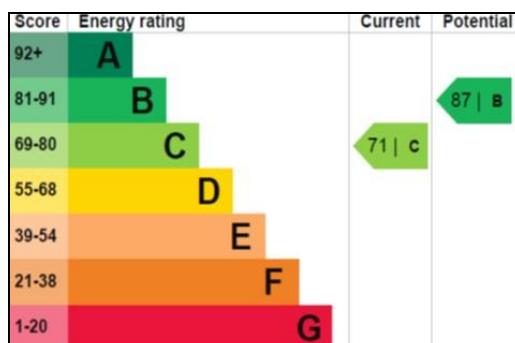
Rear Garden



Rear Garden



Allocated Parking



EPC

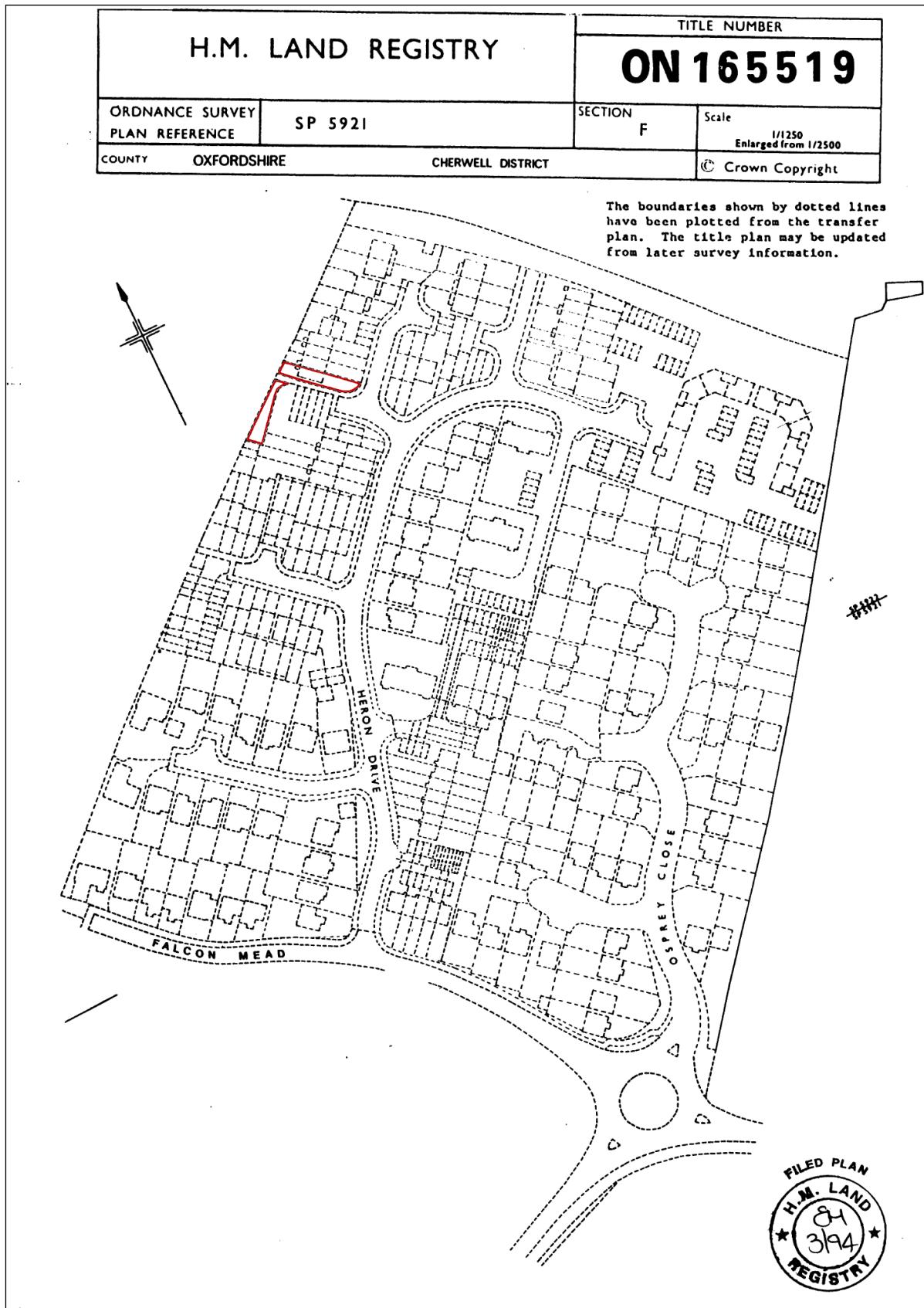
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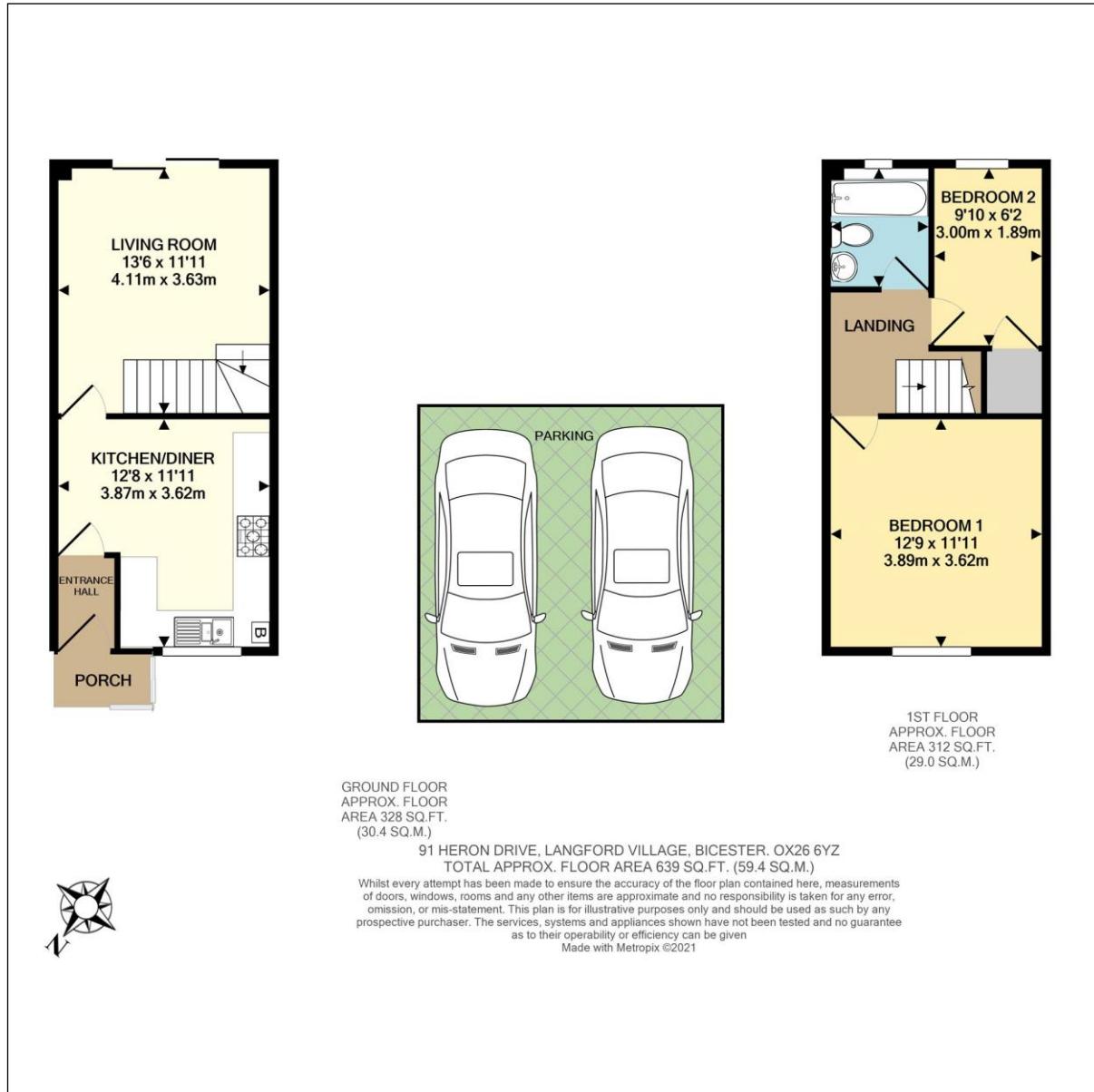


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