

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



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

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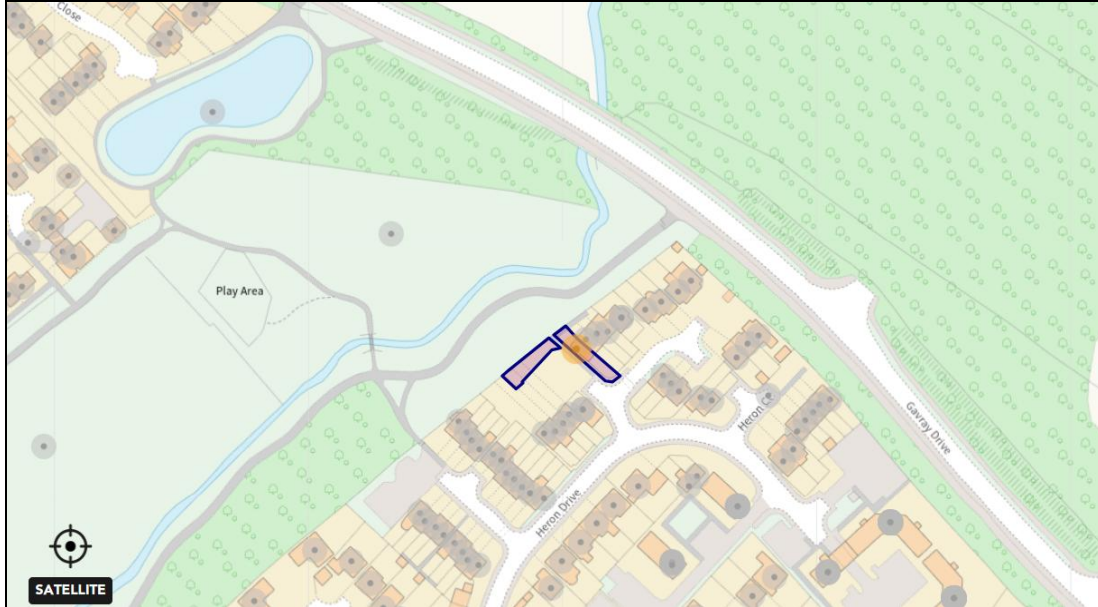
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

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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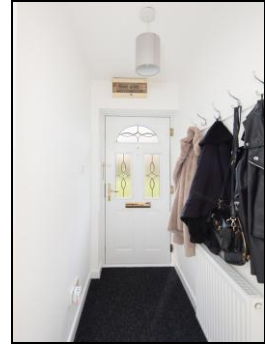
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Front



Front Door and Entrance Hall



Kitchen Diner



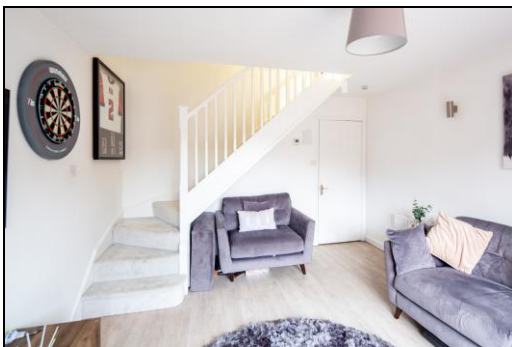
Kitchen Diner



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

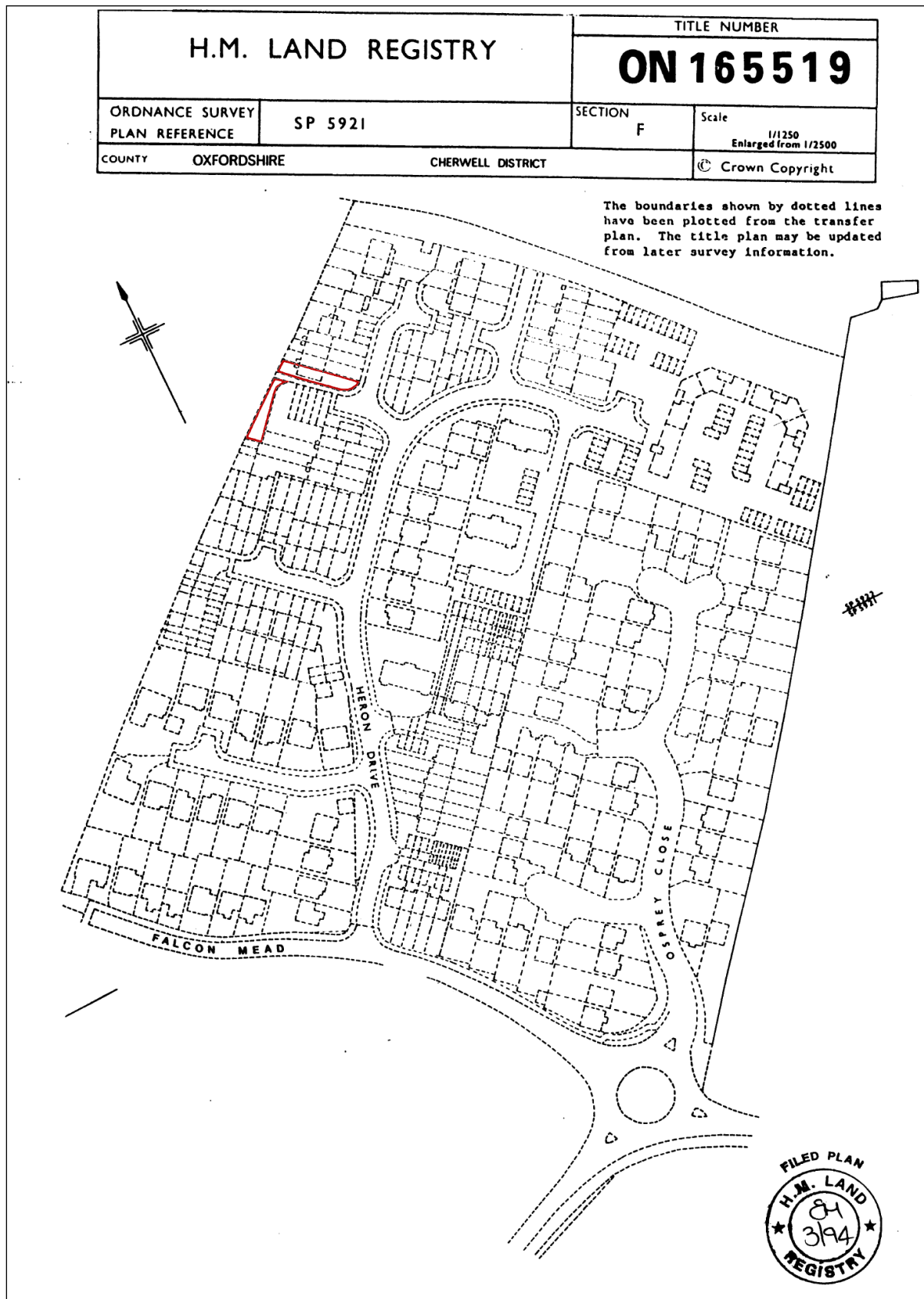
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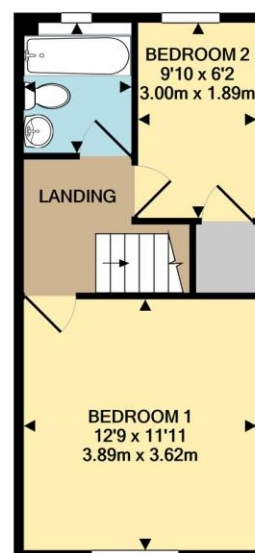
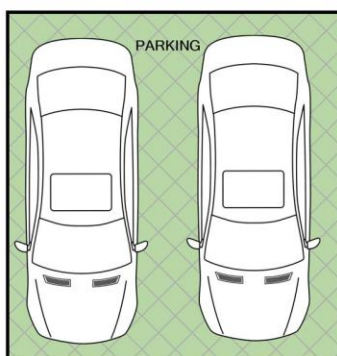
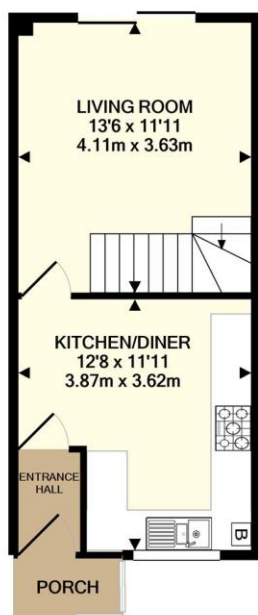
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1ST FLOOR
APPROX. FLOOR
AREA 312 SQ.FT.
(29.0 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 328 SQ.FT.
(30.4 SQ.M.)

91 HERON DRIVE, LANGFORD VILLAGE, BICESTER. OX26 6YZ
TOTAL APPROX. FLOOR AREA 639 SQ.FT. (59.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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