

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



6 Gulley Row, Merton, Oxfordshire. OX25 2UH

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

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Two Bedroom Terraced House with A Rural Outlook to the Rear, Luxury Kitchen, Lounge-Diner with woodburning stove, Refitted Shower Room, Good Length Front & Rear Gardens, Garage in Block and Parking Space.

FREEHOLD

£ 295,000

- ❖ Open Sloping Porch
- ❖ 14Ft Luxury Kitchen with “Miele” appliances
- ❖ Lounge Diner with Woodburning stove
- ❖ Contemporary Stone Fireplace with Tree Trunk Mantle
- ❖ Landing, Two Bedrooms
- ❖ Refitted Shower Room
- ❖ Long Front and Rear Gardens
- ❖ Garage in Block with Turning Area
- ❖ Rural Outlook to the Rear

VIEWING
APPOINTMENT:

DAY:

TIME:

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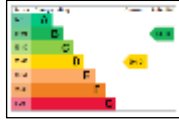
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Key Facts for Buyers:

EPC: Rating D (59).
Council Tax: Band C
Approx. £2,322 per annum.



Ground Floor:

SLOPING PORCH:

Glazed front door to:

KITCHEN: 14'1 x 10'0

Front aspect double glazed window, downlighting, Travertine tiled flooring with underfloor heating, telephone socket, understairs cupboard, staircase, cupboard enclosing RCD/MCB electricity consumer unit, electric meter and underfloor heating control. Bespoke fitted kitchen with granite resin worktops, tall unit (600mm wide) with integrated 970mm fridge and 640mm freezer, 700mm wide counter top larder unit, 700mm cutlery and pan drawer under, 220mm base and slide-out rack, 1000mm corner base unit with 500mm door and custom made magic corner, fitted "Miele" stainless steel and glass fan oven/grill and warming oven, 4-ring "Miele" induction hob, extractor canopy including spice rack, second 1000mm corner base unit with 500mm door and custom made magic corner, 250mm drawers, 500mm undersink base unit, undermounted "Kohler" enamel sink, towel rack, 630mm base unit with two 312mm doors providing space for washing machine, 600mm convex curved corner unit.

LOUNGE DINER: 14'1 x 12'7

Rear aspect double glazed window, rear aspect sealed unit double glazed door, plain plaster ceiling, wall light point, contemporary stone fireplace with tree trunk mantle, "Woodwarm" multi-fuel stove (*primary heat source*) and stone hearth, TV point.

First Floor:

LANDING:

Plain plaster ceiling, access to loft space, airing cupboard containing hot water cylinder.

SHOWER ROOM: 6'8 x 6'0

Rear aspect double glazed window, plain plaster ceiling, wall light point, half tiled walls, radiator, 1400mm x 700mm shower enclosure with thermostatic shower, rain head, second hand held head, sliding head support, close coupled WC, oval wash hand basin with cupboard under.

BEDROOM ONE: 11'0 x 10'9 plus built-in wardrobe.

Front access double-glazed window, plain plaster ceiling, wall light point, built-in wardrobe, radiator, dimmer switch.

BEDROOM TWO: 10'0 narrowing to 9'7 x 7'9.

Rear aspect double glazed window, plain plaster ceiling, wall light point, radiator, built-in wardrobes.

Outside:

FRONT GARDEN: refer to photograph.

REAR GARDEN: refer to photographs.

GARAGE:

Garage in block with up and over door and turning area.

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Front



Kitchen



Kitchen



Kitchen



Staircase and Fireplace



Lounge Diner



Lounge Diner



Lounge Diner

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Lounge Diner



Landing



Refitted Shower Room



Front Bedroom



Front Bedroom

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Rear Bedroom



Rear Bedroom



Rear Elevation



Garage and Parking



Rear Garden

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Rear Garden



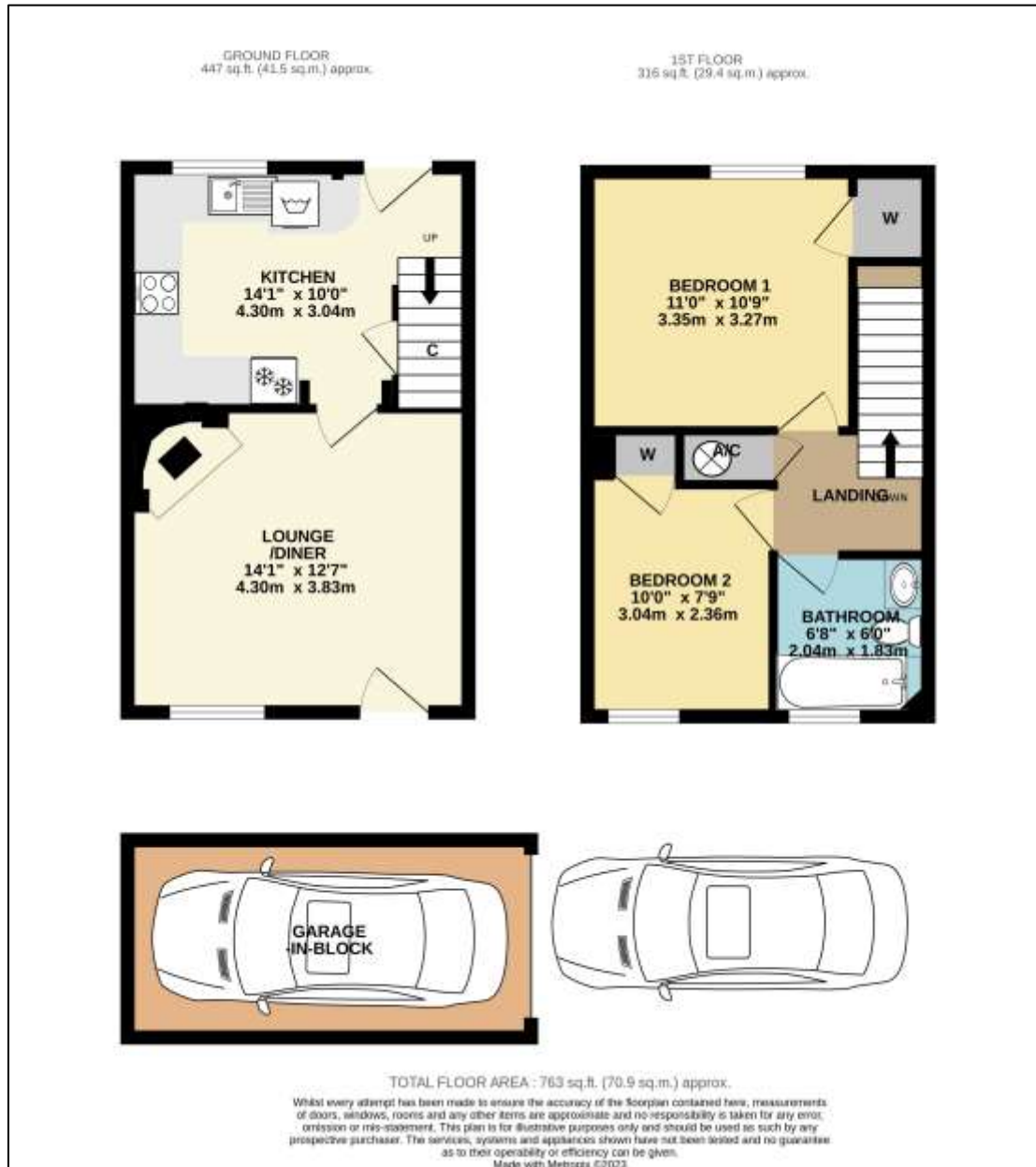
View from Upstairs Window

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