

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**2 Crumps Butts, Bicester, Oxfordshire. OX26 6EB**

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Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### 2 Crumps Butts, Bicester, Oxfordshire. OX26 6EB



**A Two Bedroom Cottage with Porch, Open Plan Living/Kitchen Area, Shower Room, Utility Lean-To, Boarded Loft, Rear Yard, Located Close to the Town Centre with Garage and Parking Space in Front**

**FREEHOLD**

**Offers in Excess of: £ 290,000**

- ❖ Porch
- ❖ Open Plan Living Room & Kitchen Diner
- ❖ Lobby Area
- ❖ Ground Floor Shower Room
- ❖ Utility Lean-To
- ❖ Landing with Two Double Bedrooms
- ❖ Boarded Loft with Velux Skylight
- ❖ Rear Yard
- ❖ Close to Town Centre and Local Amenities
- ❖ Garage with Parking Space in Front

VIEWING  
APPOINTMENT:

DAY:

TIME:

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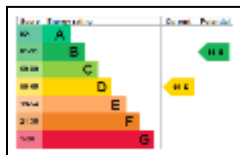
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### Key Facts for Buyers:

EPC: Rating D (65).  
Council Tax: Band B  
Approx. £1,916 per annum.



### Ground Floor:

Outside courtesy light, part-glazed PVC front door to:

#### **PORCH:**

Side aspect PVC window, plain plaster ceiling, gas meter with shut-off valve, electric meter box, part glazed period wooden front door to:

**OPEN PLAN LOUNGE/KITCHEN: 22'5 x 11'8 overall.**

**Living Area (11'8 x 11'6):** Front aspect PVC window, painted beamed ceiling, RCD/MCB electricity consumer unit, gas living flame coal effect fire set into the chimney breast, engineered Oak flooring, shelved recesses, open plan to:

#### **Kitchen Area (11'8 x 10'10).**

Rear aspect window to utility lean-to, plain plaster ceiling, downlighting, engineered Oak flooring, base unit, Oak worksurface, space for dishwasher, 1½ bowl stainless steel "Franke" sink, 200mm tray space, 300mm integrated bins, space for free standing cooker (*gas and electric points*), 1200mm floor standing Oak unit with drawers.

#### **LOBBY:**

Side aspect half glazed wooden door to utility lean-to, radiator engineered Oak flooring.

#### **SHOWER ROOM: 7'11 x 6'5.**

Side aspect window to utility lean-to, plain plaster ceiling, extractor fan, ceramic tiled floor, chrome heated towel rail, 960mm x 960mm quadrant shaped shower enclosure, thermostatic shower, sliding head support, wash hand basin with drawers under, dual flush close coupled WC, wall mounted fan heater.

### First Floor:

#### **LANDING:**

Large loft hatch.

#### **BEDROOM ONE: 12'1 x 11'6.**

Front aspect PVC window, plain plaster ceiling, radiator.

#### **BEDROOM TWO: 11'5 x 9'0 plus airing cupboard.**

Rear aspect PVC window, plain plaster ceiling, radiator, airing cupboard enclosing "Vokera" boiler and slatted shelving.

#### **LOFT:**

Accessed by a fitted drop-down ladder on a large loft hatch, boarded on replaced 6x2 joists, and lined, rear aspect "Velux" skylight, standing height to 1.5m for 9ft of its length, loft trap fold down cover (*for safety*).

### Outside:

**FRONT GARDEN: Refer to photo.**

**REAR YARD: Approximately 12'0 x 7'0.**

#### **UTILITY LEAN-TO:**

Half gazed rear access door to yard with adjacent window, light and power, drainage and water supply for washer/fridge/ dishwasher etc., tap.

#### **GARAGE-IN-BLOCK:**

Up-and-over door, refer to photo.

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Front



Open Plan Kitchen-Dining Area



Open Plan Kitchen-Dining Area



Open Plan Kitchen-Dining Area



Open Plan Living Area

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Open Plan Living Area



Rear Lobby, view through the kitchen window to the Utility Lean-To



Shower Room



Shower Room



Shower Room



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Bedroom One



Bedroom One



Bedroom Two & airing cupboard



Bedroom Two



View through Bedroom Two Window



Access to Loft Space and Boiler



Lined & Floored Loft Space



Garage in Block

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**Space for Notes**

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