BARTON FLEMING

INDEPENDENT ESTATE AGENTS



119 Leach Road, Bicester, Oxfordshire. OX26 2JT

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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 Three Bedroom End of Terraced House with Cloakroom, Lounge Diner, Extended Kitchen, Shower Room and Front and Rear Gardens.

FREEHOLD **£ 290,000**

- **Entrance Hall**
- **Cloakroom**
- **Lounge Diner**
- **Extended Kitchen**
- **Landing**
- **Three Bedrooms**
- **Shower Room**
- **Front and Rear Gardens**
- **Close to Local Amenities**

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Key Facts for Buyers:

EPC: Rating of C (75).
Council Tax: Band B
Approx. £2,009 per annum.

Ground Floor:

Part glazed PVC front door to:

ENTRANCE HALL: 15'8 x 8'1
Plain plaster ceiling, ceramic tiled floor, radiator, built-in cupboard, understairs cupboard, turning staircase.

CLOAKROOM: 6'2 x 4'0
Front aspect PVC window, plain plaster ceiling, ceramic tiled floor, radiator, close coupled WC, wall hung wash hand basin.

LOUNGE DINER: 22'8 x 11'7 narrowing to 8'9
Lounge Area (12'0 x 11'7): Front aspect PVC window, plain plater ceiling, radiator, "Virgin Media" point *(unsubscribed*), open plan to:

Dining Area (10'8 x 8'9): Rear aspect PVC sliding patio door, plain plaster ceiling, radiator.

EXTENDED KITCHEN: 16'10 x 10'10
Rear aspect PVC window, side aspect half glazed PVC door, plain plaster ceiling, ceramic tiled floor, radiator, built-in cupboard, space for fridge freezer, 1200mm undersink base unit and two 600mm doors, 1½ bowl composite sink, space for dishwasher, 810mm x 810mm corner unit with 300mm x 300mm bifold door, 600mm space for cooker, 600mm drawers, 600mm base unit, space for washing machine, space for tumble dryer, 300mm base unit, space for undercounter freezer.

First Floor:

LANDING:
Plain plaster ceiling, access to loft space, airing cupboard.

SHOWER ROOM: 7'11 x 6'4
Front aspect PVC window, plain plaster ceiling, vinyl flooring, chrome heated towel rail, 1520mm x 780mm shower enclosure with thermostatic shower, sliding head support, single moulded basin with cupboard under, concealed cistern dual flush WC.

BEDROOM ONE: 13'3 x 8'7 widening to 10'9 in door recess
Rear aspect PVC window, plain plaster ceiling, built-in 2-door wardrobe, radiator.

BEDROOM TWO: 11'10 x 9'3
Front aspect PVC window, plain plaster ceiling, radiator.

BEDROOM THREE: 8'11 x 7'5
Rear aspect PVC window, plain plaster ceiling, open front built-in wardrobe, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs
Side gate, steel shed.

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Entrance Hall



Entrance Hall





Cloakroom



Living Area of Lounge Diner



Living Area of Lounge Diner



Dining Area of Lounge Diner



Extended Kitchen



Extended Kitchen

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Extended Kitchen



Landing





Shower Room



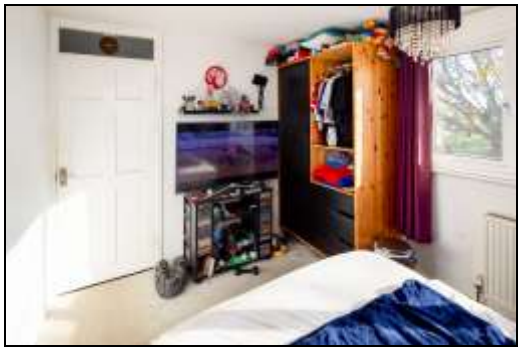
Bedroom One



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

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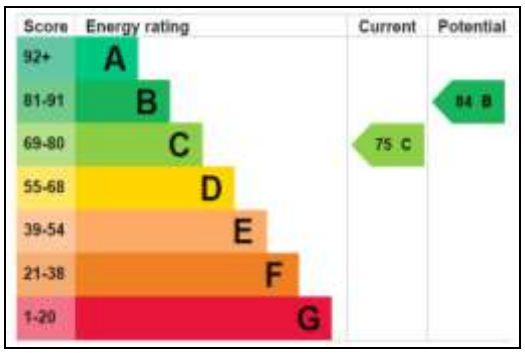
Bedroom Three



Bedroom Three



Rear Garden



EPC



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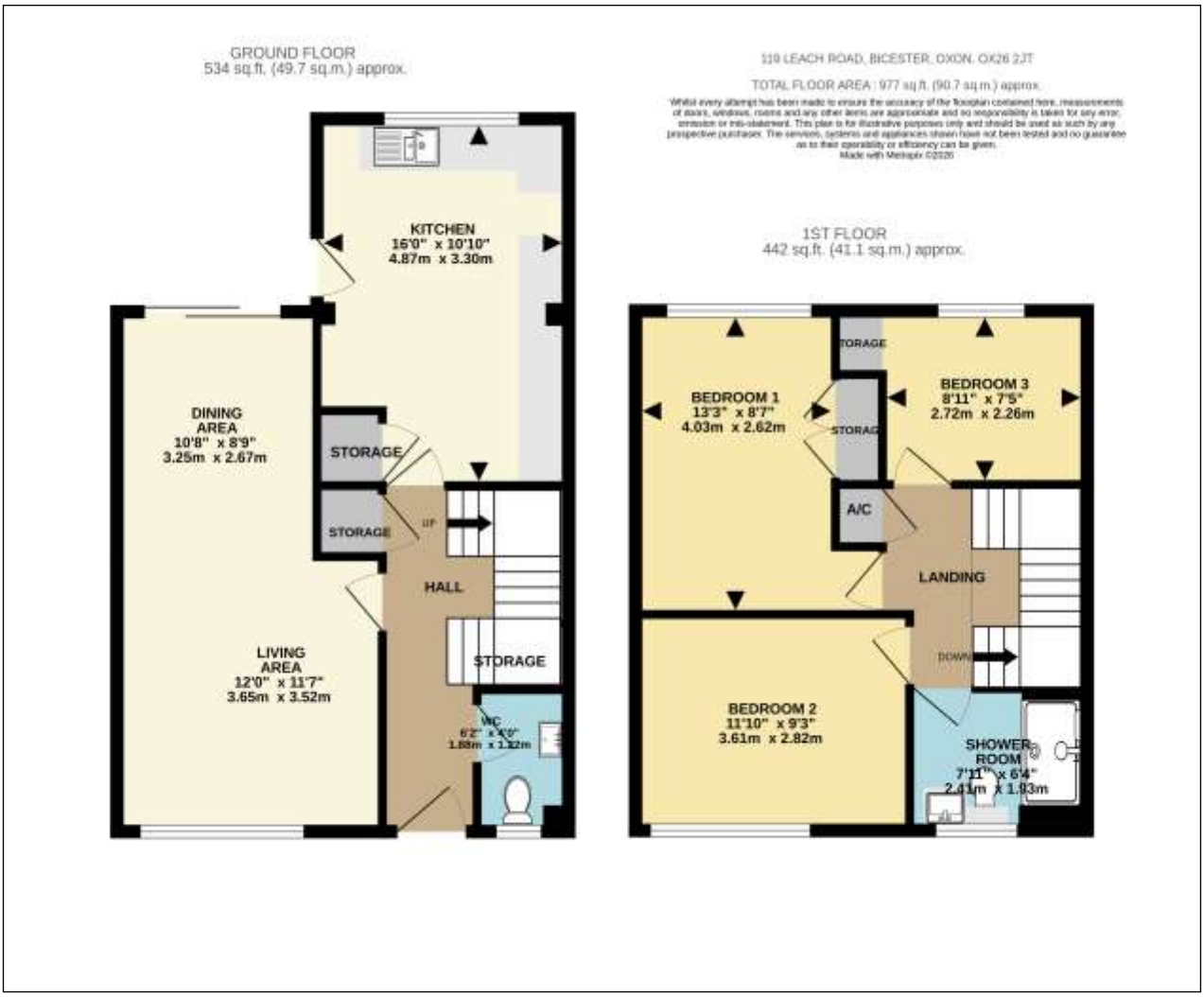
Space for Notes

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