

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



31 Barry Avenue, Bicester, Oxfordshire. OX26 2DZ

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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

31 Barry Avenue, Bicester, Oxfordshire. OX26 2DZ



Extended Two Bedroom End of Terrace with Entrance Hall, Kitchen Breakfast Room, Living Room, Dining Room Extension, Two Double Bedrooms, Bathroom, Front & South-West Facing Rear Garden and Garage.

FREEHOLD

£ 315,000

- ❖ 'Vaillant' Boiler
- ❖ Entrance Hall
- ❖ Kitchen Breakfast Room
- ❖ Living Room, Dining Room Extension
- ❖ Landing, Two Double Bedrooms
- ❖ Bathroom
- ❖ South-West Facing Garden
- ❖ Garage
- ❖ Close to Local Amenities
- ❖ Walking Distance to Train Station and Town Centre

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of D (66).
Council Tax: Band B
Approx. £2,009 per annum.

Ground Floor:

SLOPING OPEN PORCH:
Half glazed PVC front door to:

ENTRANCE HALL: 11'9 x 5'7.
Plain plaster ceiling, radiator, laminate flooring, digital central heating thermostat, understairs cupboard, staircase.

KITCHEN BREAKFAST ROOM: 11'9 x 9'1.

Front aspect PVC window, laminate flooring, radiator. Range of base and eye level units, square edge laminate worksurfaces, tiled surrounds, 300mm base unit, integrated dishwasher, space for washing machine, 600mm undersink base unit, 1½ bowl composite sink, 1000mm corner base unit with 500mm door, 500mm cutlery and pan drawers, stainless steel and glass fan oven/grill, 4-ring ceramic electric hob, stainless steel splash back, stainless steel extract hood, second 500mm cutlery and pan drawers, 400mm base unit, wine rack, 300mm base unit.

LIVING ROOM: 15'0 x 11'9.
Plain plaster ceiling, radiator, laminate flooring, fireplace with inset wood burner style electric fire, "Virgin" point, telephone point, BT master socket, TV point, radiator, open plan to extension.

DINING ROOM EXTENSION: 14'3 x 7'4.
Rear aspect PVC French doors and adjacent window, plain plaster ceiling, laminate flooring, radiator.

First Floor:

LANDING:
Plain plaster ceiling, access to loft space, replaced carpet.

BATHROOM: 5'6 x 5'5.
Front aspect PVC window, extractor fan, ceramic tiled floor, chrome heated towel rail, fully tiled walls, panel enclosed bath, mixer tap, thermostatic shower over, sliding head support, screen, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM ONE: 15'0 x 11'9 narrowing to 8'9.
Rear aspect PVC window, plain plaster ceiling, radiator, airing cupboard enclosing "Vaillant Eco Fit Pure" boiler.

BEDROOM TWO: 11'11 x 9'2.
Front aspect PVC window, plain plaster ceiling, radiator, panelled wall.

Outside:

FRONT GARDEN: refer to photograph.
Off-road parking for one car, outside tap.

REAR GARDEN: refer to photographs.
South-West orientation, gate

GARAGE: 15'4 x 9'0.
Up and over door.

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Front



Sloping Open Porch



Entrance Hall



Entrance Hall



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room

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Living Room



Living Room



Living Room



Living Room



Dining Room



Dining Room



Bedroom One



Bedroom One

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Bedroom One



Bedroom Two



Bedroom Two



Bedroom Two



Bathroom



Rear Garden



Rear Elevation



Rear Garden

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Garage



EPC

Space for Notes

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