

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



68 Lyneham Road, Bicester, Oxfordshire. OX26 4FD

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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

68 Lyneham Road, Bicester, Oxfordshire. OX26 4FD



**A One Bedroom End of Terrace Cluster Home with Living Room,
Refitted Kitchen Breakfast Room, Refitted Shower Room,
Garden with Shed and Off-Road Parking**

FREEHOLD

£239,950

- ❖ Living Room
- ❖ Refitted Kitchen Breakfast Room
- ❖ Landing
- ❖ Bedroom
- ❖ Refitted Shower Room
- ❖ Garden with Shed
- ❖ Off-Road Parking
- ❖ Close to Local Amenities

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Key Facts for Buyers:

EPC: Rating of D (56).
Council Tax: Band B
Approx. £2,032 per annum.

Ground Floor:

Outside gas and electric meter boxes (*gas has been disconnected with meter removed*), half glazed PVC front door to:

LIVING ROOM: 12'10 narrowing to 8'9 x 10'9 extending to 14'1

Side aspect PVC window, front aspect PVC window, plain plaster ceiling, cupboard enclosing RCD/MCB electricity consumer unit for normal and low rates, "Creda" storage heater, staircase, understairs cupboard, luxury vinyl flooring, open plan to:

KITCHEN BREAKFAST: 10'9 x 8'5

Front aspect PVC window, plain plaster ceiling. Range of tall base and eye level units, tall unit (*600mm wide*) with integrated 810mm fridge and 810mm freezer, integrated dishwasher, 600mm undersink base unit and undermounted sink, integrated washer/dryer, 300mm base unit, stainless steel and glass fan oven/grill, 4-ring ceramic induction hob, stainless steel extractor hood, 500mm base unit, 1000mm corner base unit with 500mm door and kidney trays, second 1000mm corner base unit with 500mm door and kidney trays, 600mm base unit, 500mm cutlery and pan drawers, breakfast bar.

First Floor:

LANDING:

Side aspect PVC window, plain plaster ceiling, hard wired smoke alarm.

BEDROOM: 13'0 x 10'9 with overstairs bulkhead cupboard and fitted built-in wardrobe

Front aspect PVC window, plain plaster ceiling, access to loft space, electric panel heater and controller, two fitted wardrobes with overhead door lockers, bulkhead airing cupboard.

REFITTED SHOWER ROOM: 10'9 narrowing to 10'5 x 4'8

Front aspect PVC window, plain plaster ceiling, extractor fan, vinyl flooring, chrome heated towel rail, 1400mm x 860mm shower enclosure, monsoon shower head, second head, sliding head support, two body wash and shampoo dispenser shelf recesses, wall hung 900mm x 480mm moulded sink with two drawers under, tiled splashback, mirror, concealed cistern dual flush WC, shelf recess, shelving, body wash and shampoo dispenser for basin.

Outside:

GARDEN:

Shed.

PARKING:

Off-road parking.

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Open Plan Living Room



Open Plan Kitchen Breakfast

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Open Plan Living Room



Kitchen Breakfast



Kitchen Breakfast



Kitchen Breakfast



Bathroom



Bathroom

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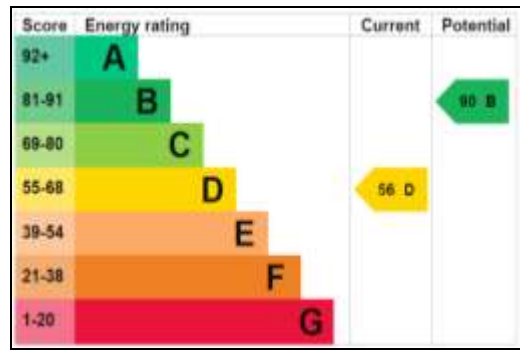
Bathroom



Bedroom



Bedroom



EPC



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Space for Notes

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