

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



43 Juniper Gardens, Southwold, Bicester, Oxon. OX26 3FS

A rare opportunity to acquire, a chain free, head-of-cul-de-sac four bedroom detached on a generous plot which has a large West facing garden and double garage. Local amenities include a well-respected junior school and a parade of shops including a 7am – 11pm Tesco's with an ATM. All this within walking distance (about a mile) of Bicester North Station on the London Marylebone / Birmingham New Street Line operated by the German parent company owned Chiltern Railways Franchise which is renowned for its efficiency.'

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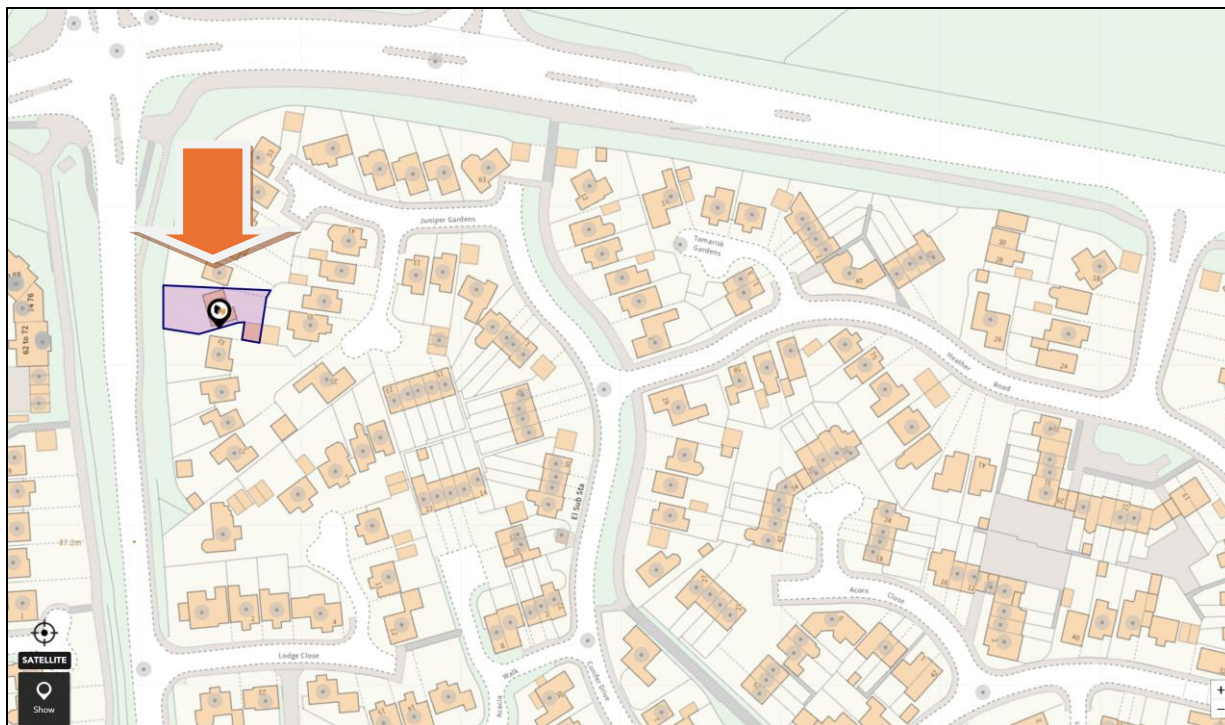
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

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End-of-Chain – A Four Bedroom Detached ‘Newlyn’ Design with Double Garage and a good-sized West facing rear garden.

FREEHOLD

£ 500,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ 20Ft Kitchen
- ❖ Utility Room
- ❖ Living Room with patio door to the garden
- ❖ Dining Room
- ❖ Landing, Main Bathroom
- ❖ Bedroom One & En-Suite Spacious Shower Room
- ❖ Bedrooms 2,3 & 4 (Double & 2 Singles)
- ❖ Double Garage & Driveway Parking plus turning space
- ❖ West facing rear garden

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Key Facts for Buyers:

EPC: Rating of C (74).
Council Tax: Band E
Approx. £3,194 per annum.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Seller's Position:

The property offered to the market is already vacant and end-of-chain.

Directions:

The postcode for Sat Nav is: OX26 3FS

Leave Bicester on Banbury Road (B4100). At the traffic lighted crossroads intersection with the ring-road turn Right onto the ring road signed for Buckingham.

Go over the crossing and take the next Right after only a of hundred meters in Heather Road.

At the T junction turn Right into the continuation of Heather Road, pass Tamarisk Gardens on the right and at the T junction turn Right into Juniper Gardens.

In Juniper Gardens, turn left, then 2nd left and the house is at the bottom of the cul-de-sac.

Ground Floor:

SLOPING OPEN PORCH:

Outside courtesy light, part leaded-light glazed security front door to:

ENTRANCE HALL: 11'2 wide narrowing to 4'2 x 11'5 deep x 6'2.

Side aspect PVC window, coving, half paneled walls, 'Openreach' junction box for fibre broadband and telephone, central heating thermostat, understairs cupboard, click laminate flooring.

CLOAKROOM: 4'7 x 4'6.

Front aspect PVC window, RCD/MCB electricity consumer unit (*existing in-date NICEIC certificate*), radiator, ceramic tiled floor, dual flush close coupled WC and cupboard under.

KITCHEN/BREAKFAST ROOM: 20'2 x 7'11 extending to the point at 12'10.

Front aspect PVC window, plain plaster ceiling, downlighting, vinyl flooring, radiator. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, breakfast bar, 400mm base unit, double cavity stainless steel and glass fan oven/oven grill, 4-ring ceramic electric hob, stainless steel extractor hood, 500mm drawers, 600mm integrated dishwasher, 1½ bowl stainless steel sink, 600mm under-sink base unit, two 600mm base units, second pair of two 600mm base units.

UTILITY ROOM: 7'11 x 4'5.

Front aspect PVC window, side aspect half glazed security to garden, downlighting, vinyl flooring, tall unit (*600mm wide*) with two 300mm slide out larder racks, space of washing machine, space for tumble dryer, wall mounted "Worcester Greenstar 30Si combi boiler Mark IV" condensing boiler.

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DINING ROOM: 12'3 x 9'7.

Rear aspect PVC window, coving, click laminate flooring, radiator.

LIVING ROOM: 16'5 x 9'7.

Rear aspect sliding patio doors, rear aspect PVC window, coving, laminate flooring, fireplace with ornate painted marble hearth and surround (*blanked*), TV point and satellite lead, telephone extension box.

First Floor:

LANDING:

Front aspect PVC window, coving, access to loft space, airing cupboard.

BATHROOM: 7'4 x 5'9.

Front aspect PVC window, extractor fan, fully tiled walls, ceramic tiled floor, chrome heated towel rail, 'P' shaped shower bath, mixer tap, thermostatic shower, fixed rain head, dual flush close coupled WC, wash hand basin and cupboard under, shaver socket.

BEDROOM ONE: 14'7 extending to 18'0 x 9'11.

Side and rear aspect PVC windows, light and fan, coving, radiator, over-stairs bulkhead cupboard, dimmer switch, built-in furniture including wardrobes, bedside cupboards, overhead lockers, dressing table and drawers, shelved ends.

EN-SUITE: 8'8 x 4'8.

Front aspect PVC window, plain plaster ceiling, extractor fan, fully tiled walls, ceramic tiled floor, chrome heated towel rail, 1180mm x 760mm shower enclosure, thermostatic shower, fixed rain head, dual flush close coupled WC, wash hand basin and cupboard under, shaver socket.

BEDROOM TWO: 11'4 x 8'8.

Rear aspect PVC window, radiator.

BEDROOM THREE: 9'1 x 7'1.

Front aspect PVC window, radiator.

BEDROOM FOUR: 8'8 x 7'2.

Rear aspect PVC window, radiator, TV lead, dimmer switch.

Outside:

FRONT GARDEN: Refer to photograph "Ohme" car charging point, outside gas and electric meter boxes, external RCD (for car charging point)

REAR GARDEN: Refer to photographs Roughly 42' wide x 38' deep, 270⁰ magnetic West, gate, patio with French drain.

DOUBLE GARAGE: 16'11 x 16'9.

Twin up and over doors, outside courtesy light, light & power, driveway parking for two cars and turning space.

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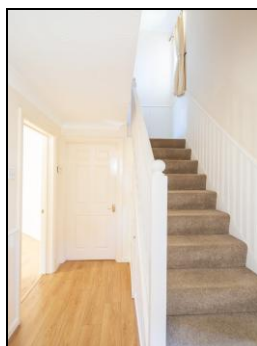
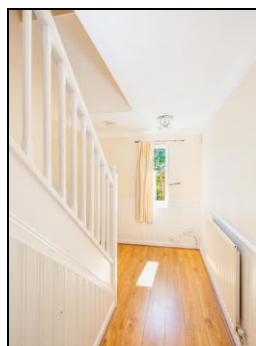
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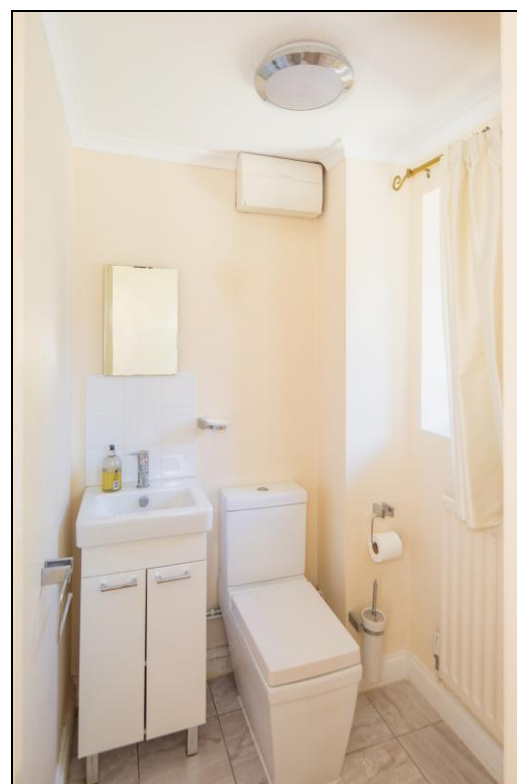
Front



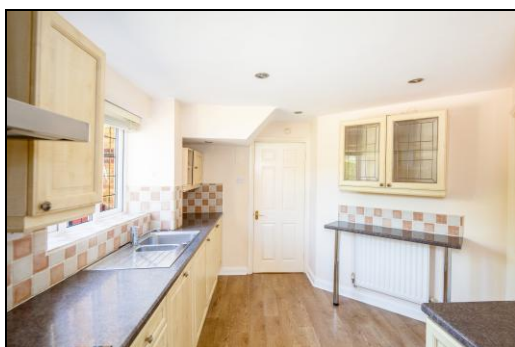
Front Door & Entrance Hall



Hall



Cloakroom



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room

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Utility Room



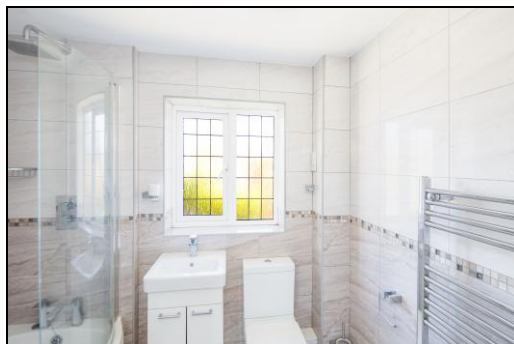
Living Room



Dining Room



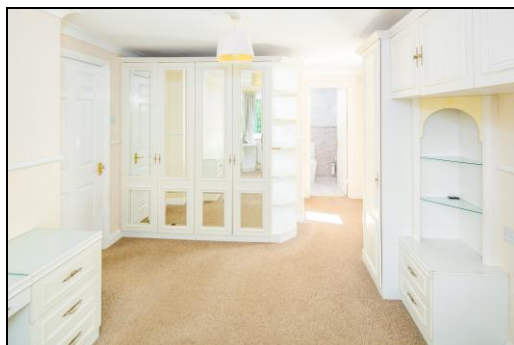
Dining Room



Bathroom



Bedroom One



Bedroom One



Bedroom One

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En-Suite



Bedroom Two



Bedroom Three



Bedroom Four



Rear Garden – looking North

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Rear Garden – looking West



Rear Garden – looking South-West

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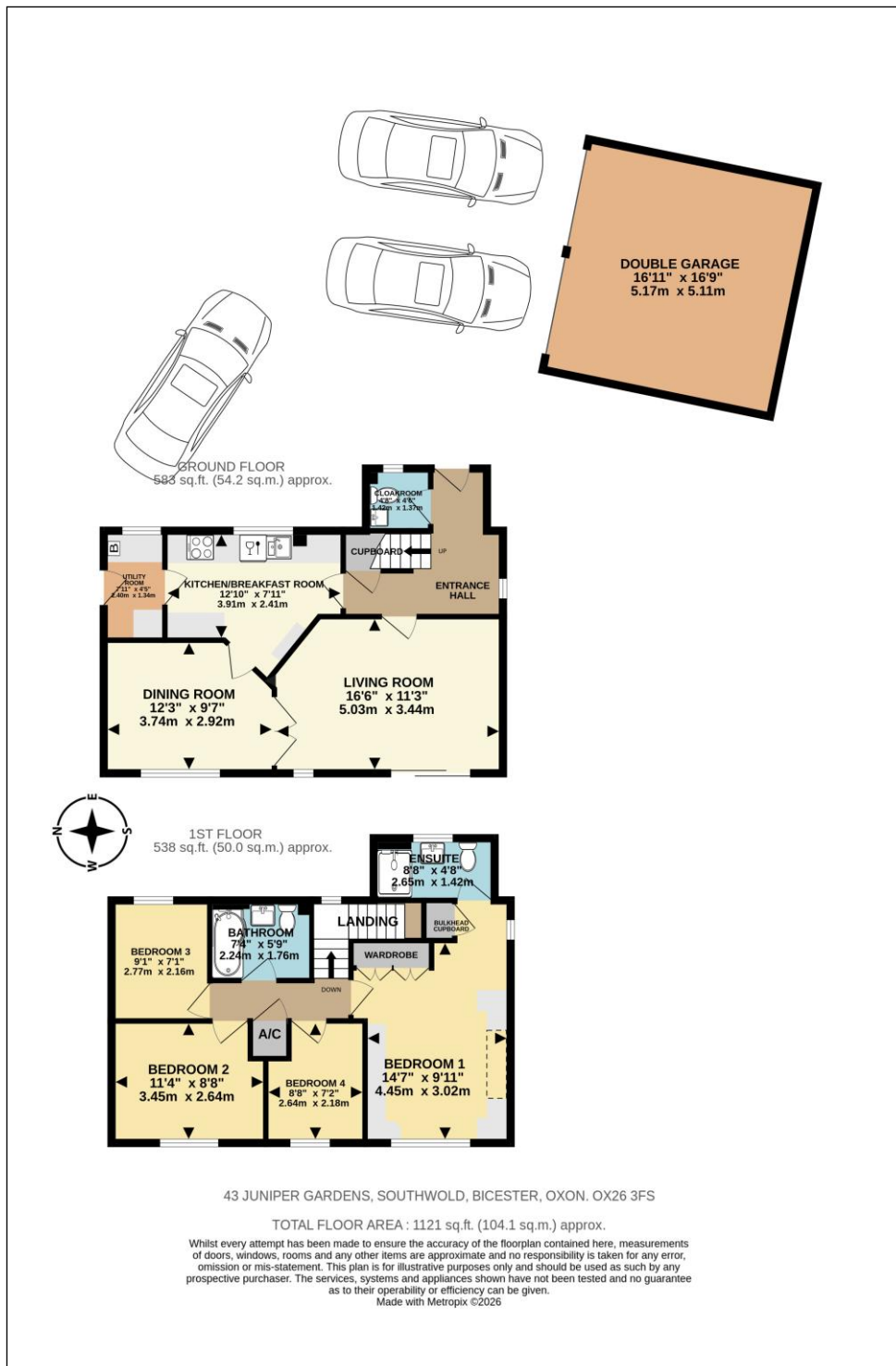
Space for Notes

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