

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**99 Coopers Green, Bicester, Oxfordshire. OX26 4US**

**Off-Road Parking for 5 Cars Side-by-Side**

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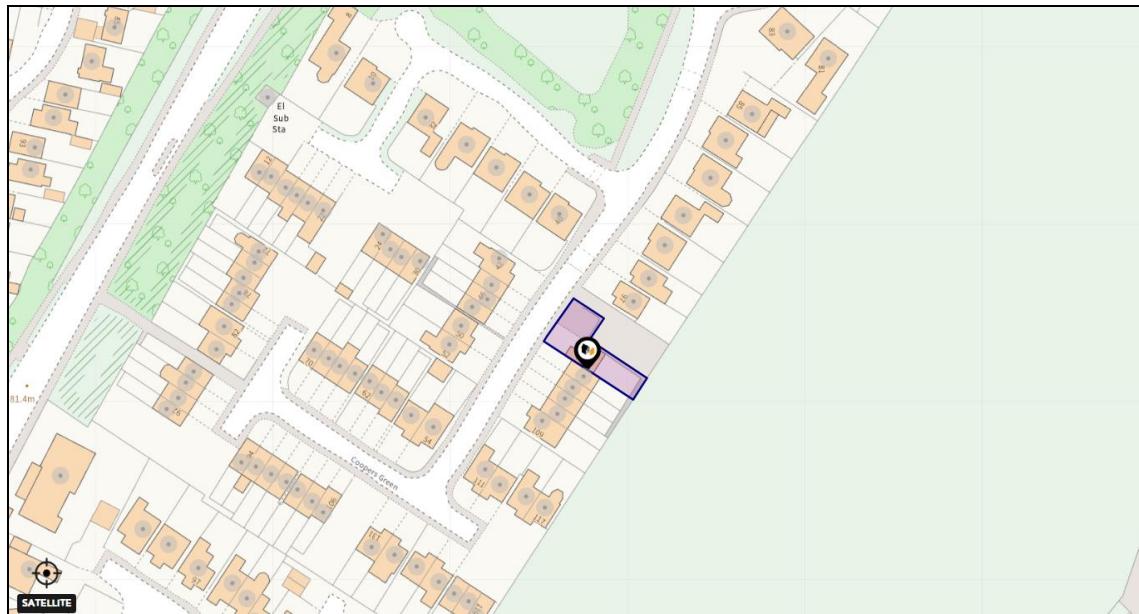
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Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

**249922**

**99 Coopers Green, Bicester, Oxfordshire. OX26 4US**



**A Three Bedroom End Terraced House with Kitchen, Utility, Lounge Diner, Bathroom, En-Suite, Front and Rear Gardens, Garage Conservation to a Large Utility and Cloakroom**

**FREEHOLD**

**£ 400,000**

- ❖ Open Porch
- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Kitchen and Utility
- ❖ Lounge Diner
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ South East Rear Garden
- ❖ Off-Road Parking for Five Cars Side-by-Side

**VIEWING  
APPOINTMENT:**

DAY:

TIME:

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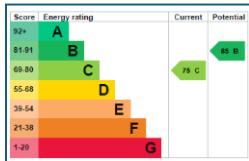
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## Key Facts for Buyers:

**EPC:** Rating C (75)  
**Council Tax:** Band C  
Approx. £2,190 per annum.



## Ground Floor:

### **OPEN PORCH:**

Outside courtesy light, gas and electric meter boxes, post box, part leaded light glazed security front door to:

### **ENTRANCE HALL:**

Coving, radiator, ceramic tiled floor.

### **CLOAKROOM: 4'3 x 2'9**

Half height tiled walls, ceramic tiled floor, back to wall WC, corner wash hand basin.

### **KITCHEN: 10'4 x 6'11**

Front aspect PVC window, wall mounted "Vaillant" boiler, ceramic tiled floor, central heating programmer, radiator. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, 600mm tall unit, stainless steel and glass fan oven/oven grill, 370mm shelved unit, 500mm undersink base unit, stainless steel sink, 1000mm corner base unit with 500mm door, integrated dishwasher, 200mm tray space, integrated fridge, second 1000mm corner base unit with 500mm door, 800mm base unit with two 400mm doors, 5-ring stainless steel gas hob with stainless steel extractor over.

### **UTILITY ROOM: 8'11 x 7'2**

Front aspect window, worksurface, space for washing machine, space for tumble dryer, ceramic tiled floor.

### **LOUNGE DINER: 18'5 x 11'8 narrowing to 11'6 including staircase**

Rear aspect PVC French doors, rear aspect PVC window, coving, two radiators, central heating thermostat, solid wood flooring, "Openreach" broadband hub, TV point, space for table and chairs.

## First Floor:

### **LANDING:**

Access to loft space, airing cupboard.

### **BATHROOM:**

Front aspect PVC window, extractor fan, ceramic tiled floor, chrome heated towel rail, majority half tiled walls, panel enclosed bath with mixer tap shower attachment, fixed low level head support, concealed cistern dual flush WC, pedestal wash hand basin.

### **BEDROOM ONE:**

Rear aspect PVC window, coving, laminate flooring, radiator, fitted wardrobe.

### **EN-SUITE SHOWER ROOM:**

Extractor fan, ceramic tiled floor, chrome heated towel rail, 750mm x 740mm shower enclosure with "Triton T80z" electric shower, pedestal wash hand basin.

### **BEDROOM TWO:**

Front aspect PVC window, laminate flooring, radiator.

### **BEDROOM THREE:**

Rear aspect PVC window, radiator.

## Outside:

**FRONT GARDEN:** refer to photograph  
Gate.

**REAR GARDEN:** refer to photographs  
Rear access gate, patio, 120° magnetic South-East.

### **PARKING:**

Off-road parking for five cars, side-by-side (approx. 42ft wide).

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Front



Entrance Hall and Cloakroom



Kitchen



Kitchen



Kitchen



Utility Room



Dining Area



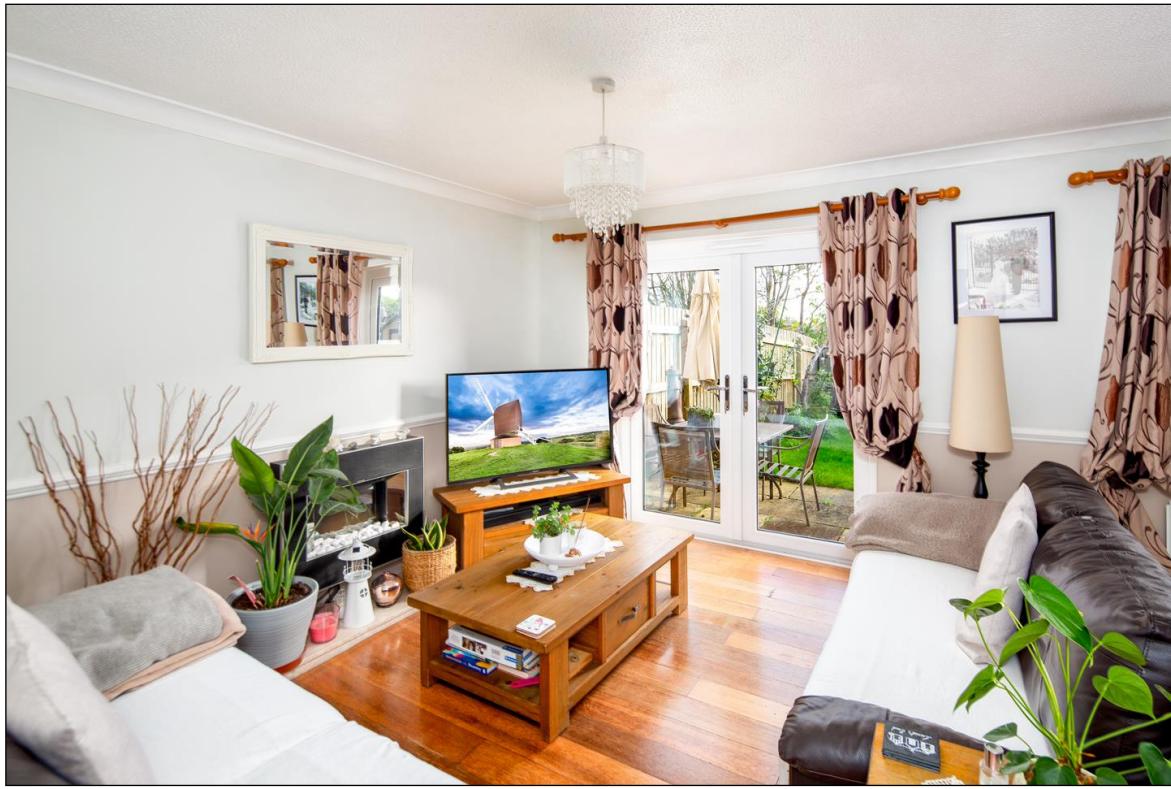
Lounge Diner

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Lounge Area



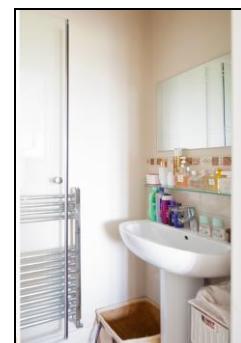
Bathroom



Bedroom One



Bedroom One



En-Suite to Bedroom One



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Bedroom Two



Bedroom Three



Rear Garden



Rear Elevation



Rear Garden

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**Space for Notes:**

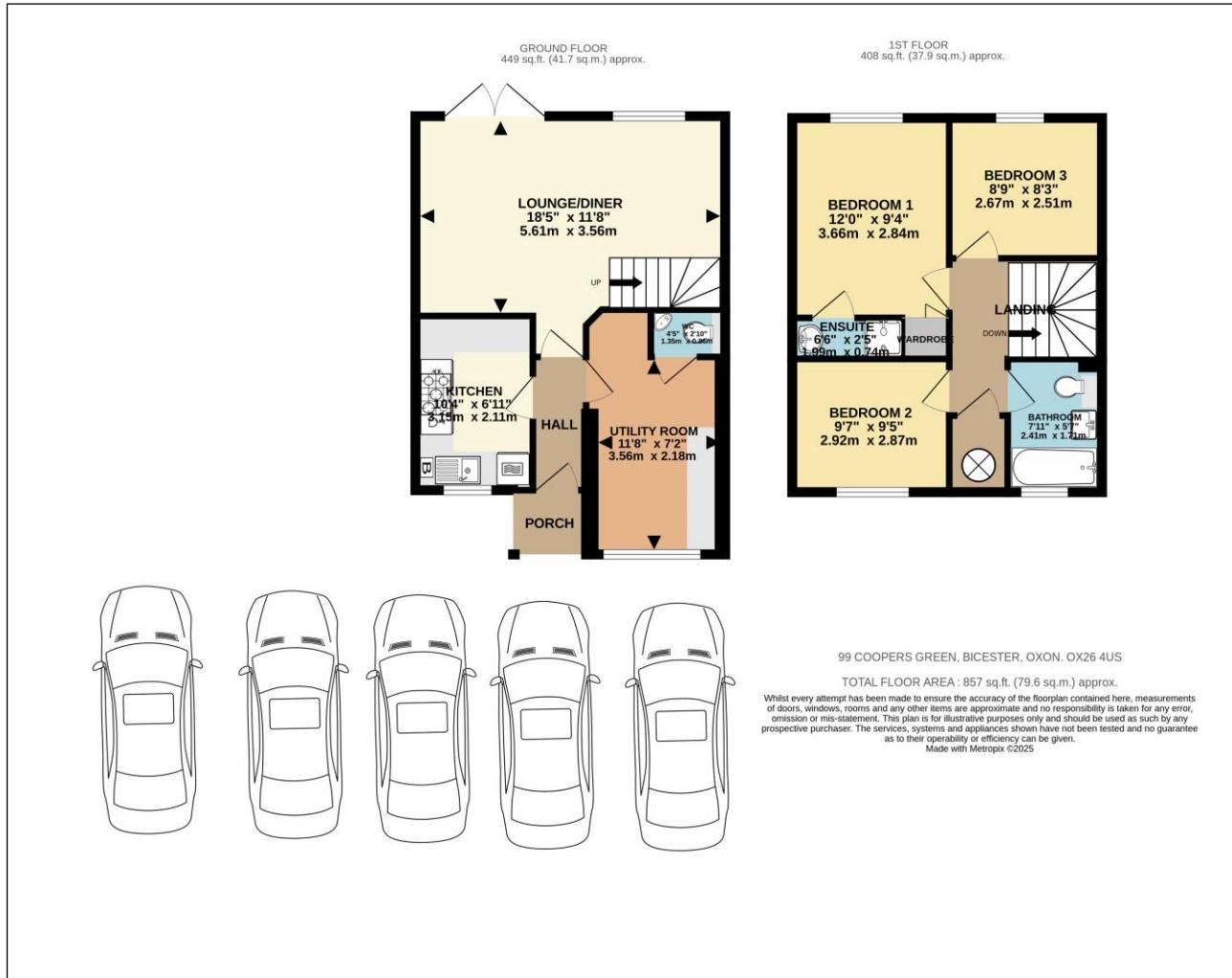
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