

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



29 Hemingway Drive, Bicester, Oxfordshire. OX26 2FY

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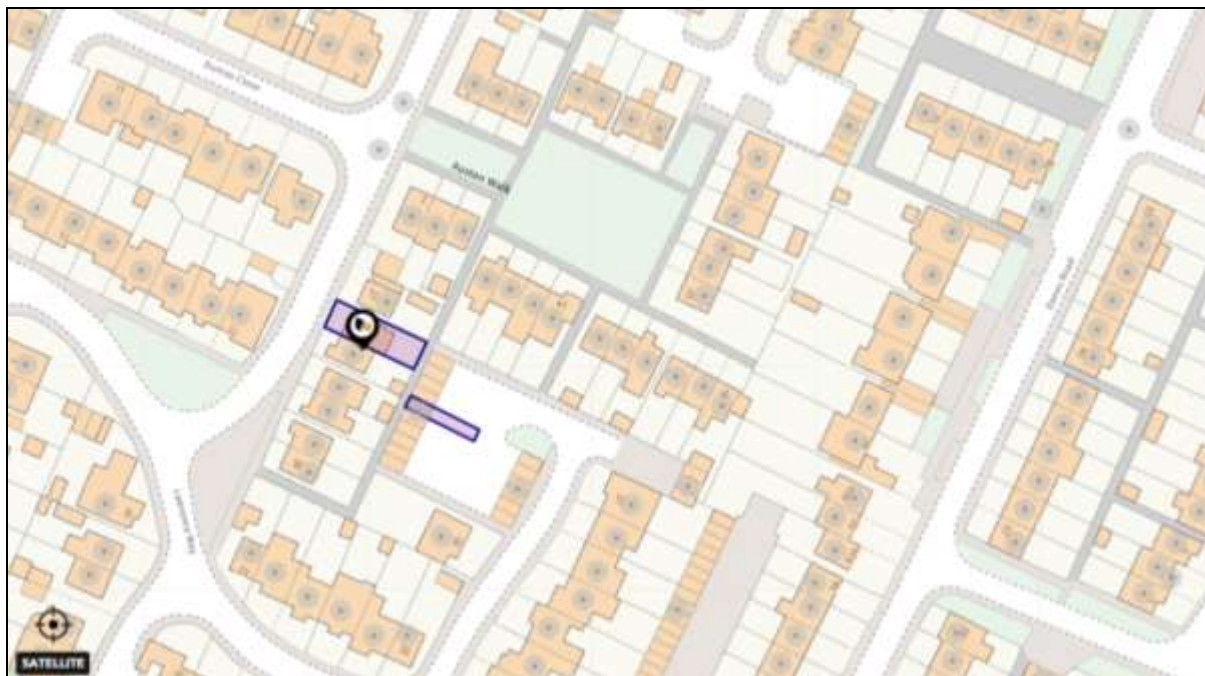
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

29 Hemingway Drive, Bicester, Oxfordshire. OX26 2FY



**A Three Bedroom Semi-Detached House with
Living Room, Extended Kitchen Diner, Study, Bathroom,
Front and Rear Gardens and Garage in Block**

FREEHOLD

£ 350,000

- ❖ Entrance Hall
- ❖ Living Room
- ❖ Extended Kitchen Diner
- ❖ Study
- ❖ Landing
- ❖ Three Bedrooms and Bathroom
- ❖ Roof new trusses and cross braced, re-felted, battened and relaid 2021
- ❖ Front and Rear Gardens
- ❖ Allocated Garage in Block to Rear

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Key Facts for Buyers:

EPC: Rating of C (75).
Council Tax: Band C
Approx. £2,296 per annum.

Ground Floor:

STORM PORCH:

Part glazed security front door to:

ENTRANCE HALL:

Click laminate flooring, radiator, telephone point, staircase.

LIVING ROOM: 14'2 x 13'2

Front aspect PVC window, click laminate flooring, radiator, understairs cupboard, "Hive" central heating thermostat, broadband hub.

EXTENDED KITCHEN DINER: 19'1 x 15'7 overall

Original Kitchen Area: Side aspect half glazed PVC door, plain plaster ceiling, downlighting, laminate flooring, radiator, built-in cupboard. Range of tall base and eye level units, roll edge laminate worksurfaces, tiled surrounds, integrated washing machine, 300mm base unit, integrated dryer, 500mm drawers, 600mm base unit, tall unit (600mm wide) enclosing 1000mm fridge and 640mm freezer (3-drawers), tall slide out larder unit (500mm wide), open plan to:

Extension: Extended in about 2018. Rear aspect PVC French doors, rear aspect PVC window, vaulted plain plaster ceiling, two "Velux" skylights and blinds, downlighting, radiator, laminate flooring, 600mm tall unit, stainless steel and glass fan oven/grill, second oven/grill above, cutlery and pans drawers under, 300mm base unit, 600mm pan drawers, ceramic induction hob, 800mm corner base unit with 400mm door and kidney trays, 1000mm undersink base unit with two 500mm doors, 1½ bowl stainless steel sink, integrated dishwasher, integrated wine cooler, open plan to:

STUDY: 10'5 x 7'8

Plain plaster ceiling, radiator, laminate flooring.

First Floor:

LANDING:

Side aspect PVC window, access to loft space (*drop down ladder, hard wired light, "Worcester Greenstar 30 kw si compact combi" boiler, certified insulation of 26 of 38 sq m to 310mm deep*).

BATHROOM: 7'2 x 5'8

Rear aspect PVC window, extractor fan, downlighting, polished marble floor tiles, radiator, panel enclosed bath, mixer tap, "Triton" shower over, sliding head support, tiled surrounds, concealed cistern WC, inset wash hand basin.

BEDROOM ONE: 12'6 x 8'6

Front aspect PVC window, radiator.

BEDROOM TWO: 11'6 x 9'0

Rear spect PVC window, radiator.

BEDROOM THREE: 9'5 x 8'2

Front aspect PVC window, radiator, staircase bulkhead shelf.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Rear access gate, patio, "Faux" grass, outside tap, side access gate. South East orientation.

GARAGE:

Garage in block.

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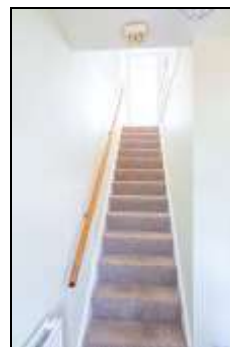
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Front



Entrance Hall and Staircase



Living Room



Living Room



Living Room



Kitchen Dining Extension



Kitchen Dining Extension



Kitchen Dining Extension

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Original Part of Kitchen



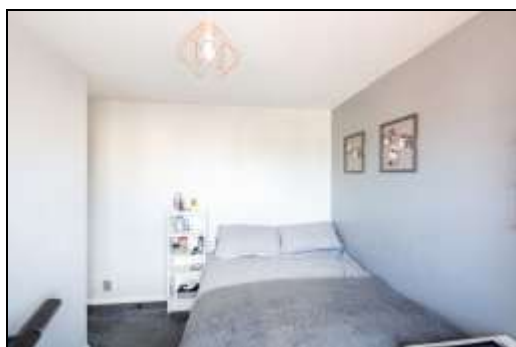
Study



Landing



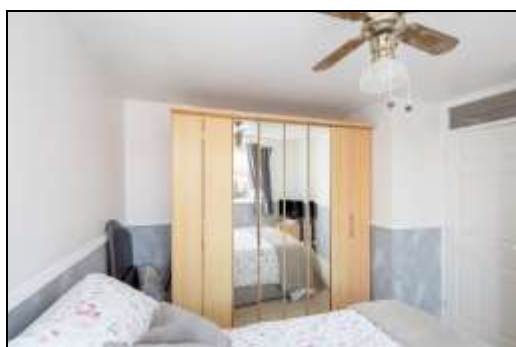
Bathroom



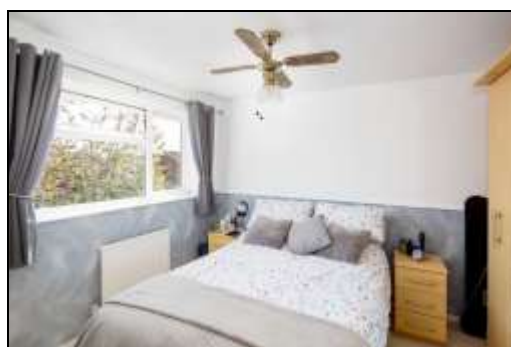
Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

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Bedroom Three



Rear Garden



Rear Garden



Rear Elevation

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

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Space for Notes

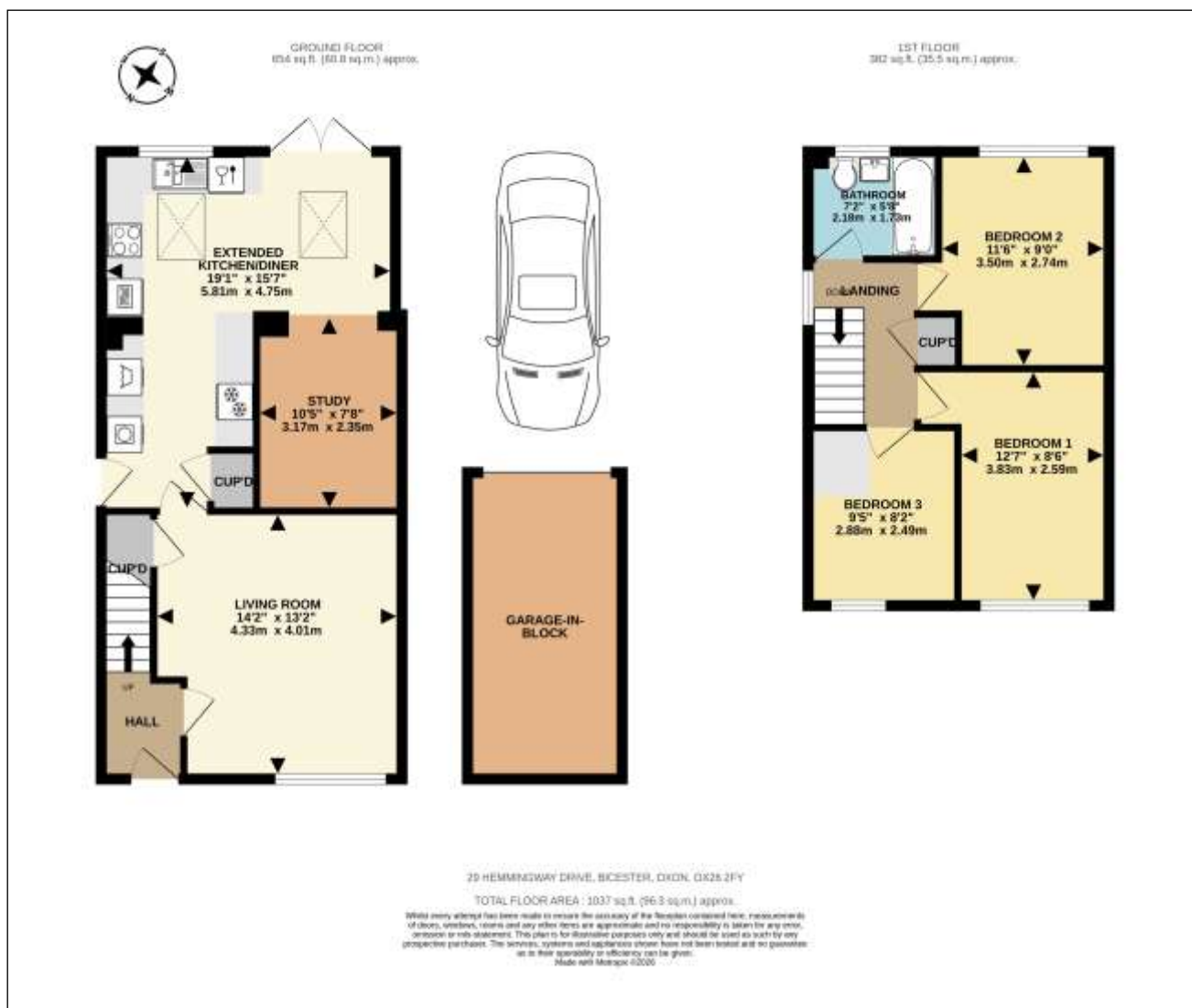
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