

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**15 Redcar Road, Kingsmere,  
Bicester, Oxon. OX26 1BQ**

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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

**15 Redcar Road, Bicester, Oxon. OX26 1BQ**



**15ft Wide, Two Double Bedroom Semi-Detached House  
With Large Cloakroom, Kitchen, Lounge Diner, Bathroom,  
Enclosed Rear Garden and Off Road Parking for Two Cars.**

**FREEHOLD**

**£ 335,000**

- ❖ 14Ft deep Entrance Hall
- ❖ Cloakroom wide enough to put the washing machine in
- ❖ Kitchen
- ❖ Lounge-Diner
- ❖ Landing with Airing Cupboard
- ❖ Bathroom
- ❖ Two Double Bedrooms
- ❖ Enclosed Rear Garden
- ❖ Off Road Parking for Two Cars
- ❖ Central to Kingsmere, and Walking Distance of Bicester Village

VIEWING  
APPOINTMENT:

DAY:

TIME:

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### **Key Facts for Buyers:**

**EPC:** Rating of B (82).  
**Council Tax:** Band C  
Approx. £2,190 per annum.

### **Ground Floor:**

#### **STORM PORCH:**

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

#### **ENTRANCE HALL:**

Plain plaster ceiling, RCD/MCB metal electricity consumer unit, radiator, ceramic tiled floor, understairs cupboard, digital central heating thermostat.

#### **CLOAKROOM: 6'0 x 4'8**

Extractor fan, plain plaster ceiling, ceramic tiled floor, radiator, dual flush close coupled WC, pedestal wash hand basin.

#### **KITCHEN: 9'0 x 7'11**

Front aspect PVC window, plain plaster ceiling, ceramic tiled floor, kick level heater, "Ideal Logic Combi ESP 1 30" boiler. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, 450mm base unit with drawer, 600mm undersink base unit, 1½ bowl stainless steel sink, space for washing machine, 800mm corner base unit with 400mm door and drawer, stainless steel and glass fan oven/grill, 4-ring stainless steel gas hob, stainless steel splashback, pull out extractor hood, 800mm corner base unit with 400mm door and drawer, 600mm base unit, space for upright fridge, space for upright freezer.

#### **LOUNGE DINER: 14'11 x 12'3**

Rear aspect PVC window, rear aspect half-glazed door to garden, plain plaster ceiling, luxury vinyl flooring, radiator, TV point.

### **First Floor:**

#### **LANDING:**

Access to loft space (*drop down ladder, around-hatch boarding*), airing cupboard, radiator, luxury vinyl flooring.

#### **BATHROOM: 7'3 x 6'9**

Plain plaster ceiling, extractor fan, ceramic tiled floor, chrome heated towel rail, panel enclosed bath, thermostatic shower over, sliding head support, screen, pedestal wash hand basin, dual flush WC.

#### **BEDROOM ONE: 12'6 x 9'4**

Rear aspect PVC window, plain plaster ceiling, luxury vinyl flooring, radiator, built-in 2-door wardrobe.

#### **BEDROOM TWO: 14'11 x 9'10**

Front aspect PVC window, plain plaster ceiling, luxury vinyl flooring, radiator, bulkhead cupboard.

### **Outside:**

**FRONT GARDEN:** refer to photograph

**REAR GARDEN:** refer to photographs

Side gate.

#### **PARKING:**

Parking for two cars in tandem.

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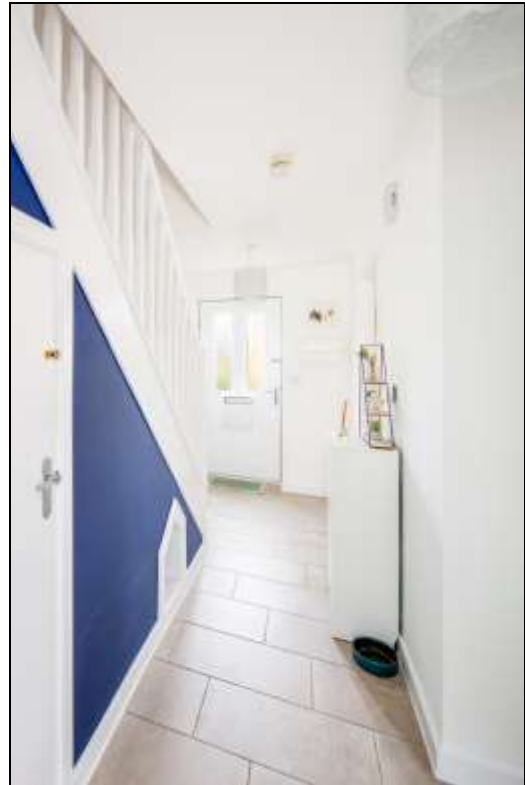
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Front



Hall



Hall



Cloakroom



Kitchen



Kitchen



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Lounge-Diner



Lounge-Diner



Lounge-Diner



Landing



Bathroom



Bedroom One



Bedroom One



Bedroom One

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Bedroom Two



Bedroom Two



Bedroom Two



Parking for Two in Tandem



Rear Garden



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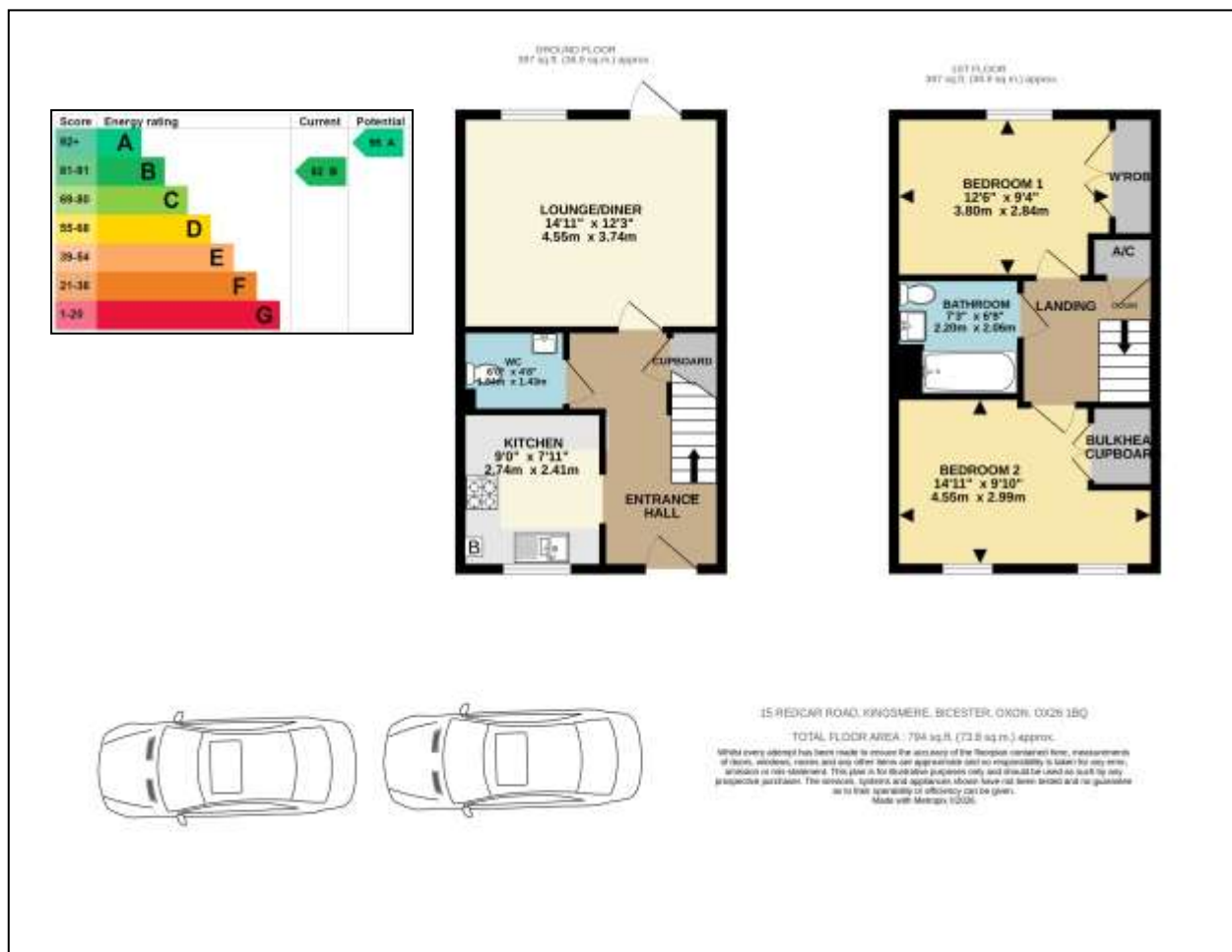
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