

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**4 Trinity Close, Bicester, Oxfordshire. OX26 4TN**

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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

### 4 Trinity Close, Bicester, Oxfordshire. OX26 4TN



**A Three Bedroom Terraced House with Living Room, Dining Room, Kitchen, Bathroom and Front and Rear Gardens.**

**FREEHOLD**

**£ 310,000**

- ❖ Entrance Hall
- ❖ Living Room
- ❖ Dining Room
- ❖ Kitchen
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom
- ❖ Front and Rear Gardens
- ❖ Close to Local Amenities

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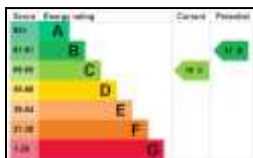
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### Key Facts for Buyers:

**EPC:** Rating of C (76).  
**Council Tax:** Band B  
Approx. £2,099 per annum.



### Ground Floor:

Half glazed PVC front door to:

#### **ENTRANCE PORCH:**

PVC constructed, front and side aspect PVC windows, part-glazed wooden front door to:

#### **ENTRANCE HALL:**

Front aspect window to porch, understairs cupboard, radiator, vinyl flooring, staircase.

#### **LIVING ROOM: 13'1 x 11'5**

Front aspect PVC window, coving, TV point, archway through to:

#### **DINING ROOM: 9'11 x 9'6**

Rear aspect PVC window, coving, radiator.

#### **KITCHEN: 9'8 x 9'7**

Rear aspect half glazed PVC door, rear aspect PVC window. Range of base and eye level units, roll edge laminate worksurfaces, space for slot-in cooker, space for washing machine, stainless steel sink, space for upright fridge freezer (*two thirds height*).

### First Floor:

#### **LANDING:**

Loft hatch (*ladder*).

#### **BATHROOM: 7'11 x 5'7**

Rear aspect PVC window, vinyl flooring, radiator, panel enclosed bath, mixer tap shower attachment, close coupled WC, pedestal wash hand basin.

#### **BEDROOM TWO: 11'2 x 9'11**

Rear aspect PVC window, radiator.

#### **BEDROOM ONE: 11'7 x 10'7**

Front aspect PVC window, coving, radiator, airing cupboard enclosing "Ideal Logic Combi C24" boiler.

#### **BEDROOM THREE: 8'8 x 7'11**

Front aspect PVC window, coving, radiator, bulkhead shelf.

### Outside:

**FRONT GARDEN:** refer to photograph

**REAR GARDEN:** refer to photographs

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Front



Living Room



Living Room



Dining Room



Kitchen



Bedroom One



Bedroom One



Bedroom One

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Bedroom Three



Bedroom Two



Bathroom



Bathroom



Rear Garden

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Rear Garden



Outlook to Front

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**Space for Notes**

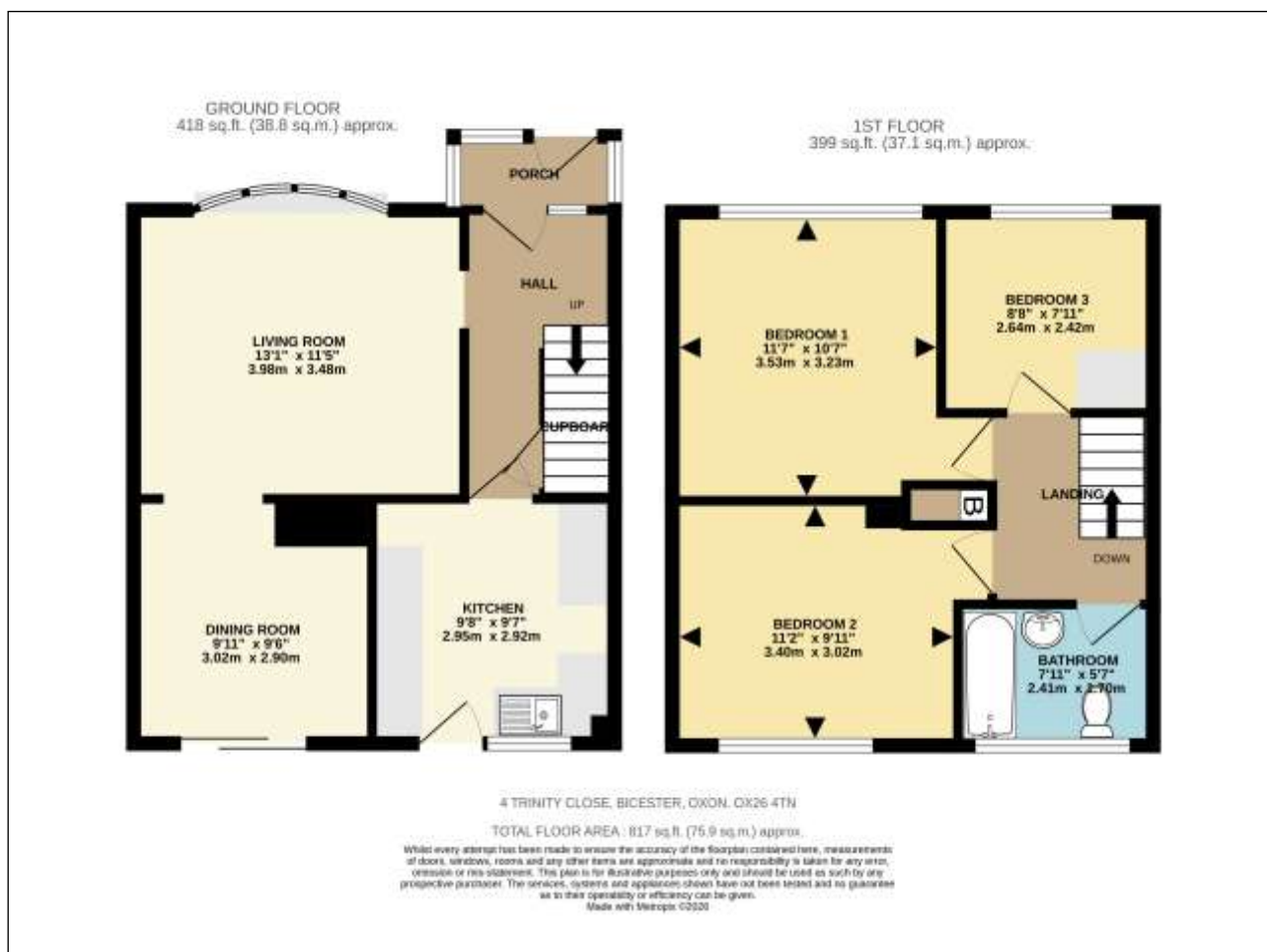
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