

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**17 Merganser Drive, Langford Village,  
Bicester, Oxfordshire. OX26 6XT**

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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

**17 Merganser Drive, Langford Village, Bicester, Oxon. OX26 6XT**



**Wider Format Two Bedroom Mid-Terrace with Conservatory and Separate Parking Spaces for Two Cars.**

**FREEHOLD**

**Offers in Excess of : £ 300,000**

- ❖ Entrance Hall
- ❖ Kitchen
- ❖ Lounge-Diner Room
- ❖ Conservatory
- ❖ Landing, Two Bedrooms
- ❖ Built-in Wardrobes to Bedroom One
- ❖ Bathroom with Shower over the Bath
- ❖ South-West Facing Garden
- ❖ Gas to Radiator Heating
- ❖ PVC Double Glazing
- ❖ Parking for Two Cars in Separate Spaces

VIEWING  
APPOINTMENT:

DAY:

TIME:

Telephone 249922

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

**EPC:** Rating of C (74).

**Council Tax:** Band C

Approx. £2,322 per annum.

### **Ground Floor:**

#### **PITCHED OPEN PORCH:**

Gas and electricity meter boxes, outside light, outside tap, part-glazed security multi-locking point front door to:

#### **ENTRANCE HALL:**

Plain plaster ceiling, radiator, ceramic tiled floor, telephone point, staircase, RCD/MCB metal cased electric consumer unit (*next inspection due April 2028*).

#### **KITCHEN: 9'3 x 6'10.**

Front aspect PVC window, plain plaster ceiling, ceramic tiled floor, wall mounted boiler, extractor fan, radiator, "Potterton Prima" boiler. Range of base and eye level units, roll edge laminate work surfaces, tiled surrounds, approx. 700mm space for upright fridge freezer, 1100mm undercounter space into corner, 500mm cutlery and pan drawers, 593mm space for cooker, 1000mm corner base unit with 500mm door, 300mm base unit, 500mm under-sink base unit, stainless steel sink, 650mm space for washing machine,

#### **LOUNGE DINER: 14'10 x 13'2.**

Rear aspect PVC window, rear aspect half-glazed security door with multi-locking point to conservatory, plain plaster ceiling, coving, laminate flooring, under stairs cupboard, Openreach FTTP broadband hub, radiator, central heating thermostat.

#### **CONSERVATORY: 11'6 x 6'7.**

Brick cavity base with PVC window sections and French doors, solid roof, vaulted pitched plain plaster ceiling, downlighting, dimmer switch, TV point, light, vinyl flooring.

### **First Floor:**

#### **LANDING:**

Access to loft space (*drop-down ladder, hard wired light, part-boarded, insulation upgrade to approximately 300mm*), airing cupboard.

#### **BATHROOM: 6'3 x 6'0.**

Rear aspect PVC window, plain plaster ceiling, extractor fan, vinyl flooring, heated towel rail, panel enclosed bath with multi-head shower over and further handheld head, sliding head support, tiled surrounds, pedestal wash hand basin, dual flush close coupled WC.

#### **BEDROOM ONE: 13'2 x 9'10.**

Two front aspect PVC windows, plain plaster ceiling, radiator, TV point and satellite extension, two built-in double wardrobes, bulkhead cupboard, telephone point.

#### **BEDROOM TWO: 12'1 x 6'9.**

Rear aspect PVC window, plain plaster ceiling, radiator.

### **PARKING:**

Parking for two cars (*refer to Land Registry Plan*), one space to front of property and one in parking lot to side through the arch.

### **GARDEN: Refer to photographs**

South-West facing, rear gate.

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## 249922



Entrance Hall



Lounge Diner



Lounge Diner



Lounge Diner



Conservatory

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## 249922



Kitchen



Kitchen



Kitchen



Kitchen



Bathroom



Bathroom



Bedroom Two



Bedroom Two

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Bedroom One



Bedroom One



Bedroom One



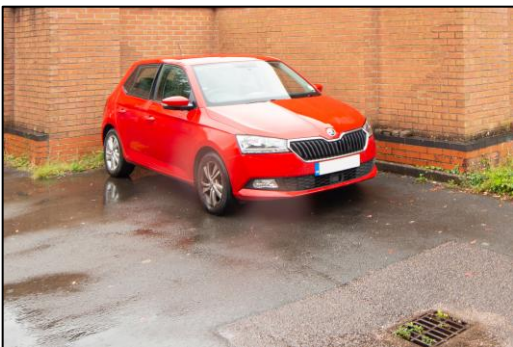
Rear Garden



Rear Garden



Rear Garden



Allocated Parking Space

SPACE FOR EPC

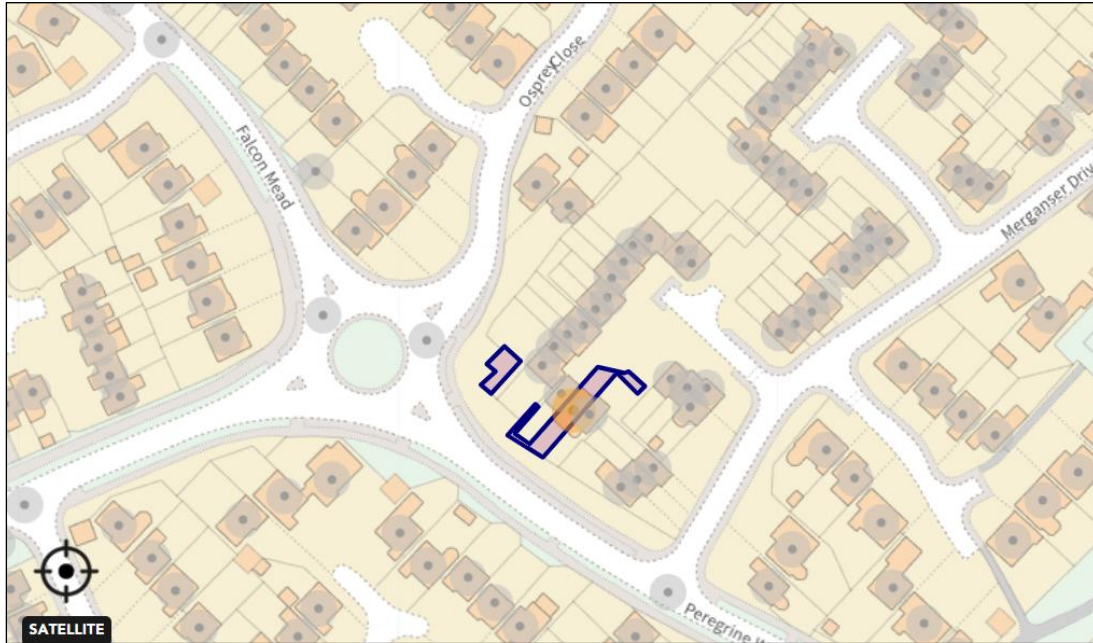
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**Space for Notes**

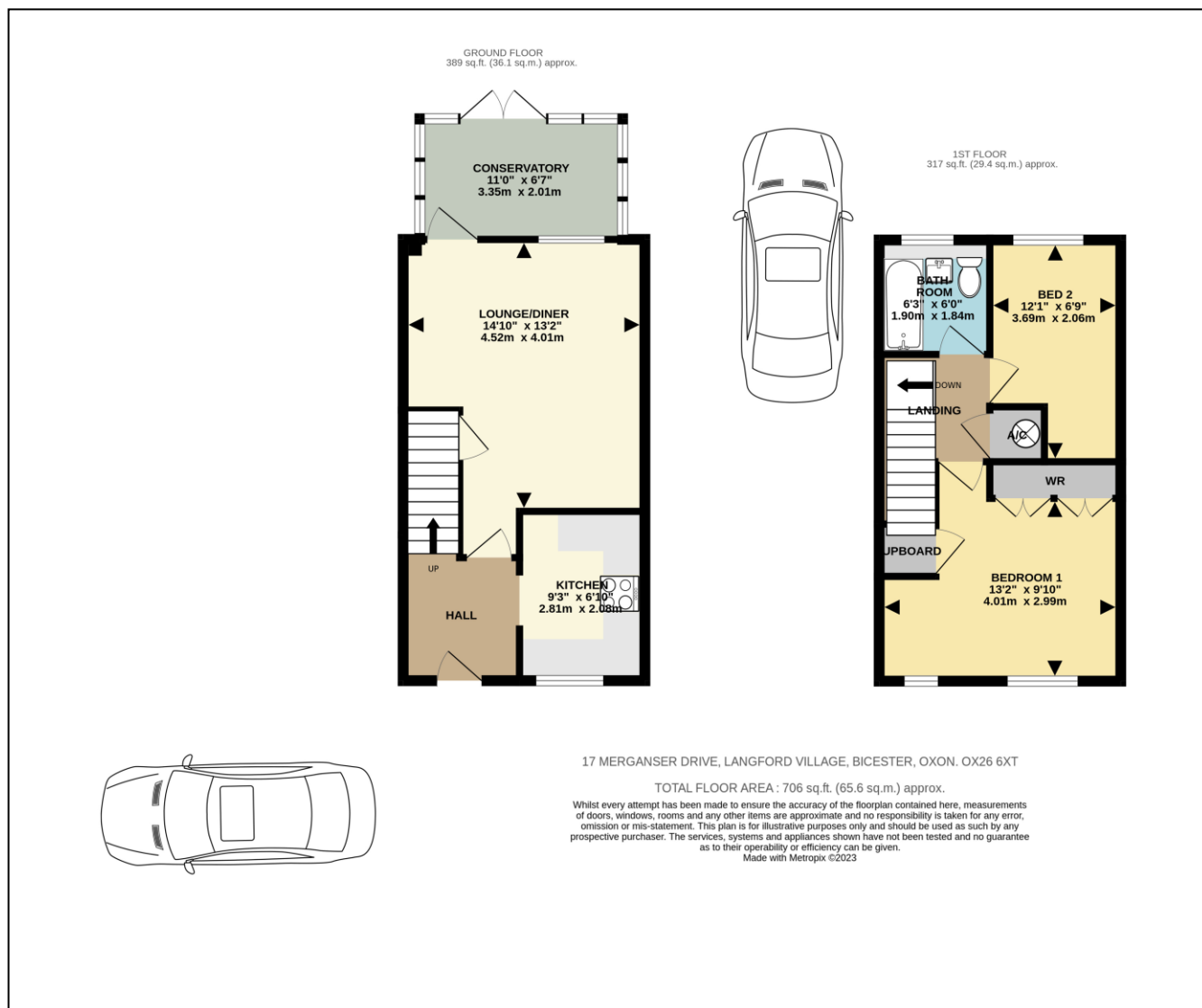
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