

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



10 Eden Way, Bicester, Oxfordshire. OX26 2RP

A three-bedroom detached with a 24Ft long living room, generous rear garden, good sized bedrooms, the bathroom re-fitted as a shower room and parking to the front for a couple of cars side by side on block paving.

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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

10 Eden Way, Bicester, Oxfordshire. OX26 2RP



A Three Bedroom Detached House with Cloakroom, Kitchen, Lounge Diner, Bathroom, Front and Rear Gardens, Garage and Driveway Parking.

FREEHOLD

£ 475,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Inner Hall
- ❖ Kitchen
- ❖ Lounge Diner
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom
- ❖ Front and Rear Gardens
- ❖ Garage and Driveway Parking

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Key Facts for Buyers:

EPC: Rating of C (74).
Council Tax: Band D
Approx. £2,583 per annum.

Ground Floor:

SLOPING OPEN PORCH:

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

ENTRANCE HALL:

Front aspect PVC window adjacent to front door, coving, radiator.

CLOAKROOM:

Front aspect PVC window, coving, vinyl flooring, radiator, close coupled WC, wash hand basin.

INNER HALL:

Side aspect PVC window on staircase, coving, understairs cupboard, central heating thermostat.

KITCHEN DINER: 10'4 x 8'9

Rear aspect PVC window, plain plaster ceiling, downlighting, coving, vinyl flooring. Range of tall base and eye level units, laminate upstands, tiled surrounds, 600mm base unit with slide out racks, 300mm base unit and slide out racks, 900mm cutlery and pan drawers, stainless steel 5-ring gas hob, 900mm stainless steel extractor hood, 850mm x 850mm corner unit with two 300mm doors and carousel, semi-integrated dishwasher, 600mm undersink base unit, 1½ bowl stainless steel sink, space for washing machine, 400mm base unit, tall unit (600mm wide) with double cavity stainless steel and glass fan oven/oven grill, storage unit over, two pan drawers below, integrated fridge, 150mm condiment slide out rack, open plan to:

Dining Area – 9'3 x 7'7: Rear aspect PVC French doors, coving, radiator, vinyl flooring, door to garage.

LOUNGE DINER: 24'2 overall

Living Area – 15'0 x 12'1: Front aspect PVC window, coving, radiator, fireplace with electric fire, wooden mantel over.

Dining Area – 9'2 x 9'0: Rear aspect PVC French doors to garden.

First Floor:

LANDING:

Side aspect PVC window on staircase, access to loft space, coving.

BATHROOM: 8'9 x 6'5

Front aspect PVC window, fully tiled walls, bulkhead cupboard enclosing boiler, chrome heated towel rail, vinyl flooring, 860mm x 860mm shower enclosure, "Aqualisa" thermostatic shower, sliding head support, dual flush close coupled WC, wide sink with cupboard and drawers under, mirror/cabinet/light bridge.

BEDROOM ONE: 13'0 x 11'9 narrowing to 8'9

Twin front aspect PVC windows, downlighting, coving, radiator.

BEDROOM TWO: 12'1 x 10'0

Rear aspect PVC window, coving, radiator.

BEDROOM THREE: 9'5 x 8'9

Rear aspect PVC window, radiator.

Outside:

FRONT GARDEN: refer to photograph

Off-road parking for two cars on block paving, side-by-side.

REAR GARDEN: refer to photographs

Side gate, Sandstone patio, outside tap, space for 8' x 6' shed.

GARAGE: 16'8 x 8'3

Up and over door, light and power, door to dining area.

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Entrance Hall



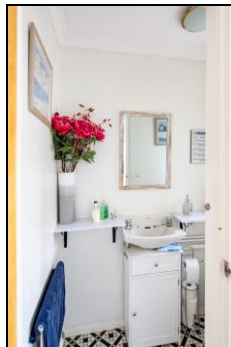
Entrance Hall



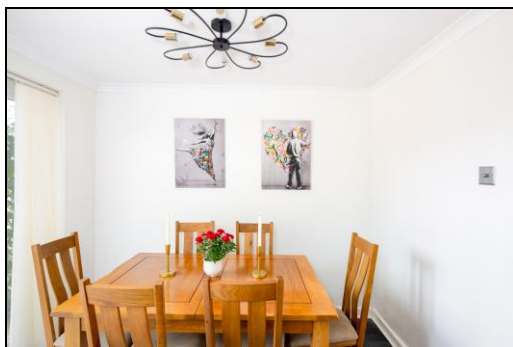
Kitchen



Cloakroom



Kitchen



Dining Area off Kitchen



Dining Area off Kitchen

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Lounge Diner



Lounge Diner



Lounge Diner



Bathroom



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

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Bedroom Three



Rear Garden



Rear Garden



Rear Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

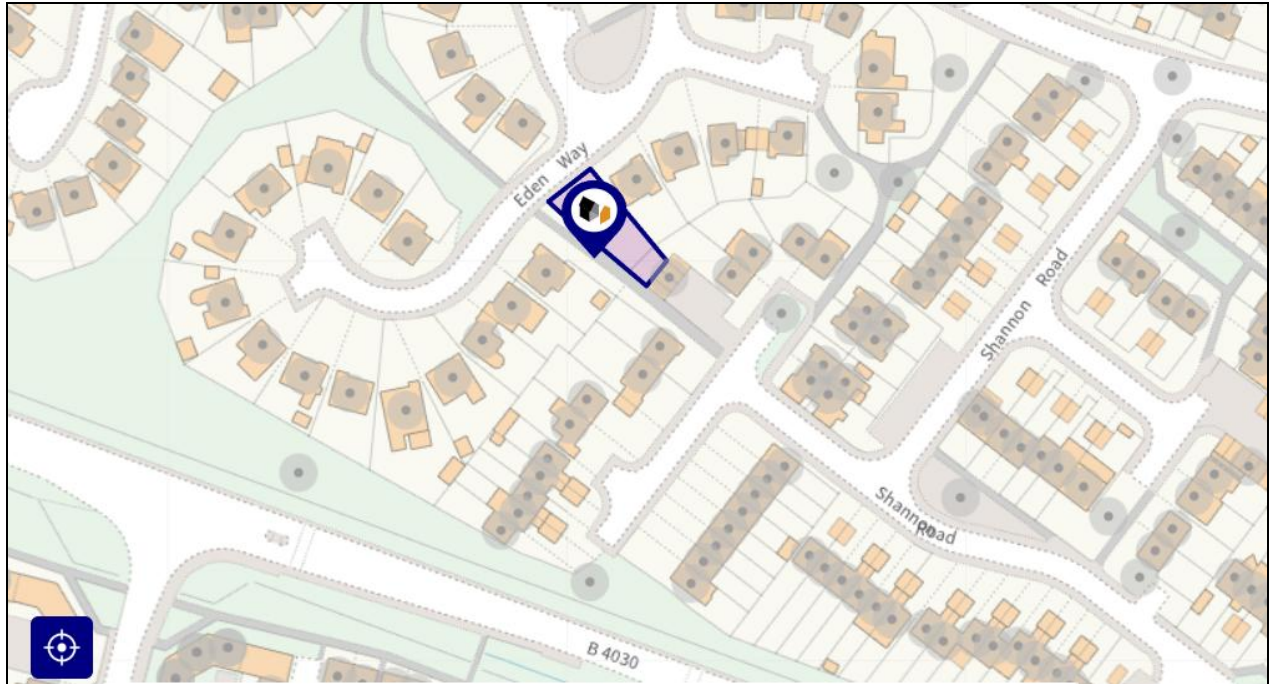
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Space for Notes

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