

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**36 Coopers Green, Bicester, Oxfordshire. OX26 4XJ**

# BARTON FLEMING

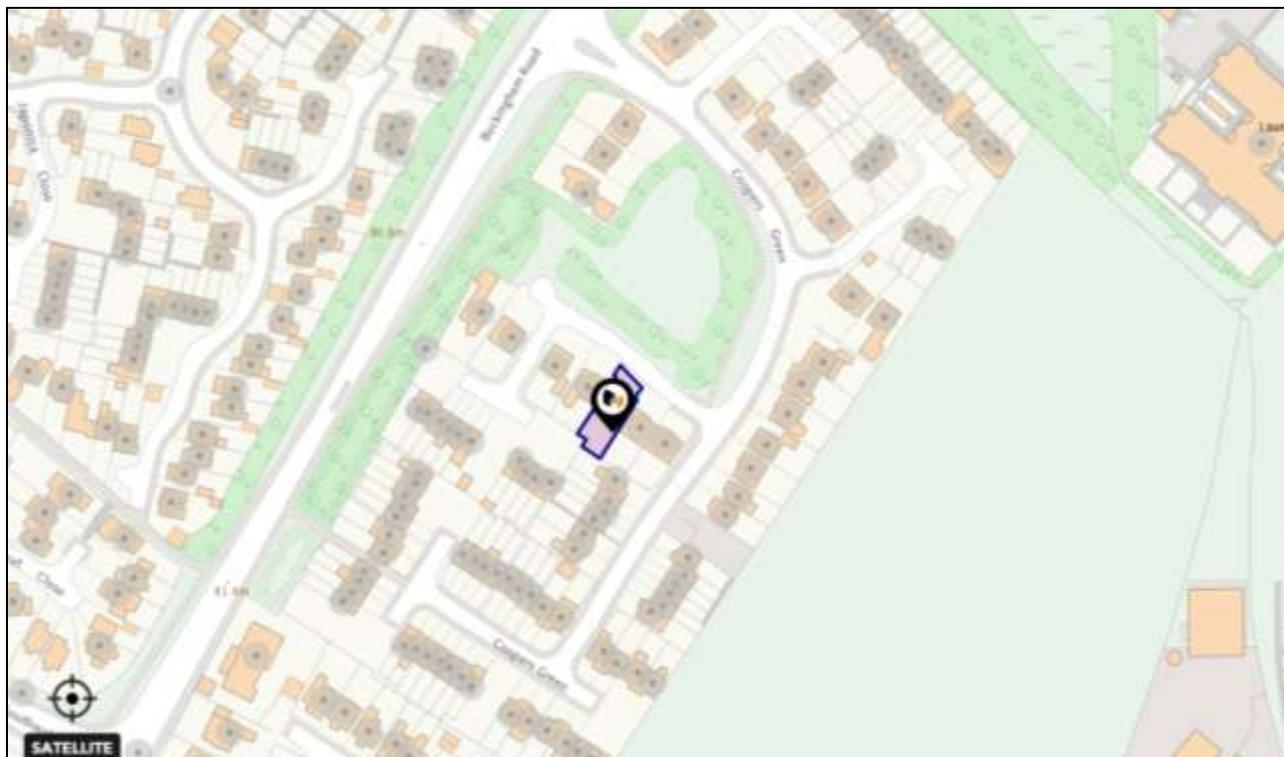
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Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### 36 Coopers Green, Bicester, Oxfordshire. OX26 4XJ



**A Four Bedroom Detached House with Cloakroom, Living Room, Dining Room, Kitchen Breakfast Room, Bathroom and En-Suite, Summer House, Front and Rear Gardens, Garage and Driveway Parking for Two Cars**

**FREEHOLD**

**£ 530,000**

- ❖ Entrance Hall and Cloakroom
- ❖ Living Room, open plan to Dining Room
- ❖ Kitchen Breakfast Room
- ❖ Landing
- ❖ Four Bedrooms
- ❖ Family Bathroom and En-Suite
- ❖ Front and Rear Gardens with Garden Summer House
- ❖ Garage and Driveway Parking for Two Cars
- ❖ Cooper School Catchment

VIEWING  
APPOINTMENT:

DAY:

TIME:

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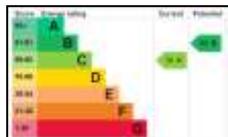
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### Key Facts for Buyers:

**EPC:** Rating of C (72).  
**Council Tax:** Band E  
Approx. £3,011 per annum.



### Ground Floor:

#### **RECESSED PORCH:**

Outside courtesy light, part glazed PVC front door to:

#### **ENTRANCE HALL:**

Coving, radiator, click laminate flooring, understairs cupboard, staircase, thermostat.

#### **CLOAKROOM: approx. 6'2 x 2'8**

Front aspect PVC window, RCD electricity consumer unit, vinyl flooring, radiator, close couple WC, wall mounted wash hand basin.

#### **LIVING ROOM: 15'4 into bay x 11'9**

Front aspect PVC bay window, coving, two radiators, fireplace with electric style wood burner, TV point, open plan to:

#### **DINING ROOM: 10'6 x 9'5**

Rear aspect PVC French doors, coving, radiator, dimmer switch.

#### **KITCHEN BREAKFAST ROOM: 17'8 x 10'6 narrowing to 9'0**

Rear aspect PVC window, rear aspect PVC half glazed door with windows to either side to garden, plain plaster ceiling, downlighting, click laminate flooring, radiator, space for wide fridge freezer. Range of base and eye level units, roll edge laminate worksurface, tiled surrounds, 300mm base unit, 1000mm Rangemaster range cooker (*grill, fan oven, regular oven*), second 300mm base unit, space for washing machine, 1½ bowl stainless steel sink, 800mm undersink base unit with two 400mm doors, integrated dishwasher, breakfast bar for up to five stools, 600mm base unit, 500mm base unit, 500mm drawers, second 500mm base unit, second 600mm base unit.

### First Floor:

#### **LANDING:**

Access to loft space, airing cupboard.

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

Rear aspect PVC window, plain plaster ceiling, downlighting, vinyl flooring, chrome heated towel rail, panel enclosed bath with mixer tap, thermostatic shower over, sliding head support, rail and curtain, fully tiled walls, wall hung wash hand basin, shaver socket.

#### **BEDROOM ONE: 13'3 x 12'5 plus built-in wardrobe**

Front aspect PVC window, radiator, TV point, built-in wardrobe.

#### **EN-SUITE: 5'6 x 5'3**

Front aspect PVC window, plain plaster ceiling, extractor fan, downlighting, vinyl flooring, radiator, 900mm x 740mm quadrant shower enclosure with thermostatic shower, sliding head support.

#### **BEDROOM TWO: 12'5 x 8'11**

Front aspect PVC window, radiator.

#### **BEDROOM THREE: 10'9 narrowing to 5;7 x 10'0 narrowing to 5'4**

Rear aspect PVC window, radiator.

#### **BEDROOM FOUR: 11'10 x 9'5 narrowing to 7'6**

Rear aspect PVC window, radiator.

### Outside:

#### **FRONT GARDEN: refer to photograph**

#### **REAR GARDEN: refer to photographs Gate.**

#### **GARDEN SUMMER HOUSE:**

Tongue and groove timber construction, pair of single glazed doors, RCD electricity consumer unit, light and power.

#### **GARAGE: 17'8 x 8'7**

Off-road parking for two cars.

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## 249922



Front



Entrance Hall and Cloakroom



Living Room



Living Room



Dining Room



Dining Room



Kitchen Breakfast Room



Kitchen Breakfast Room

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Kitchen Breakfast Room



Kitchen Breakfast Room



Landing



Bathroom



Bathroom



Bedroom One



Bedroom One

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Bedroom One



Bedroom One



En-Suite to Bedroom One



Bedroom Two



Bedroom Three



Bedroom Three



Bedroom Four



Bedroom Four

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Rear Garden



Rear Garden



Rear Garden



Garden Summer House



Garden Summer House

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