

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



8 Churchill Road, Bicester, Oxfordshire. OX26 4UB

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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

8 Churchill Road, Bicester, Oxfordshire. OX26 4UB



NO UPPER CHAIN

**A Three Bedroom Semi-Detached House with Living Room,
Kitchen Diner, Bathroom, Front and Rear Gardens,
Garage and Driveway Parking for Two Cars**

FREEHOLD

£ 340,000

- ❖ Entrance Hall
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom
- ❖ South/South East Facing Rear Garden
- ❖ Garage and Driveway Parking for Two Cars (one on shared driveway use)
- ❖ Close to Local Amenities
- ❖ Walking Distance to Bicester North Train Station

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Key Facts for Buyers:

EPC: On Order
Council Tax: Band C
Approx. £2,296 per annum.

Ground Floor:

Outside courtesy light, part-glazed PVC front door with windows either side, to:

ENTRANCE HALL:

Plain plaster ceiling, coving, wall light point, radiator, understairs recess.

LIVING ROOM: 13'1 x 11'10

Front aspect PVC window, plain plaster ceiling, coving, radiator, electric wall mounted fire, TV point.

KITCHEN DINER: 18'2 x 12'2

Side aspect PVC door, rear aspect PVC window, rear aspect PVC sliding patio door, plain plaster ceiling, downlighting, coving, ceramic tiled floor, radiator, space for table and six chairs, understairs cupboard enclosing "Vaillant" boiler. Range of tall base and eye level units, breakfast bar, tiled surrounds, tall unit (600mm wide) with double cavity stainless steel fan oven/oven grill, 450mm and 570mm pan cupboards, 400mm base unit, 600mm drawers, 4-ring stainless steel gas hob, slanted extractor hood, 800mm corner base unit with 400mm door, 1000mm undersink base and peninsula unit, 600mm base unit and space for two under counter fridges, 1660mm breakfast bar for 2-3.

First Floor:

LANDING:

Side aspect window, plain plaster ceiling, access to loft space, coving, airing cupboard enclosing insulated hot water cylinder.

BEDROOM ONE: 13'1 x 9'10

Front aspect PVC window, radiator.

BEDROOM TWO: 12'2 x 11'5

Rear aspect PVC window, radiator.

BEDROOM THREE: 9'9 x 7'11

Front aspect PVC window, radiator, bulkhead open faced wardrobe.

BATHROOM: 6'7 x 6'4

Rear aspect PVC window, plain plaster ceiling, downlighting, extractor fan, vinyl flooring, chrome heated towel rail, shower bath, "Triton" thermostatic shower over, curved screen, fully tiled walls, pedestal wash hand basin, dual flush close coupled WC.

Outside:

FRONT GARDEN: refer to photograph

Off-road parking for one car on shingle.

REAR GARDEN: refer to photographs

Side gate, retractable canopy that shades the decking area.

GARAGE: 16'8 x 11'7

Wider than standard. Up and over door, light and power, driveway parking for one car (shared driveway use).

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Entrance Hall



Entrance Hall



Living Room



Living Room



Kitchen Diner

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Kitchen Diner



Kitchen Diner



Kitchen Diner



Kitchen Diner



Kitchen Diner



Bedroom One



Bedroom One



Bedroom One

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Bedroom Two



Bedroom Two



Bedroom Three



Bathroom



Rear Garden



Rear Garden



Rear Garden

SPACE FOR EPC

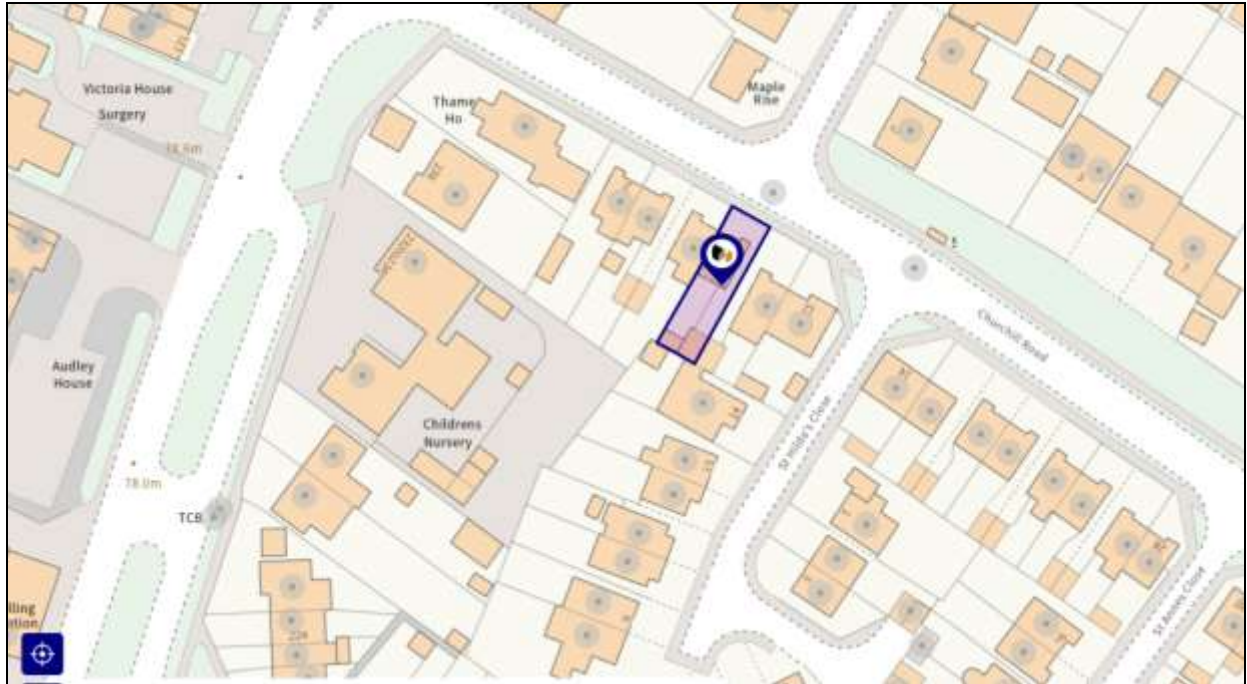
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Space for Notes

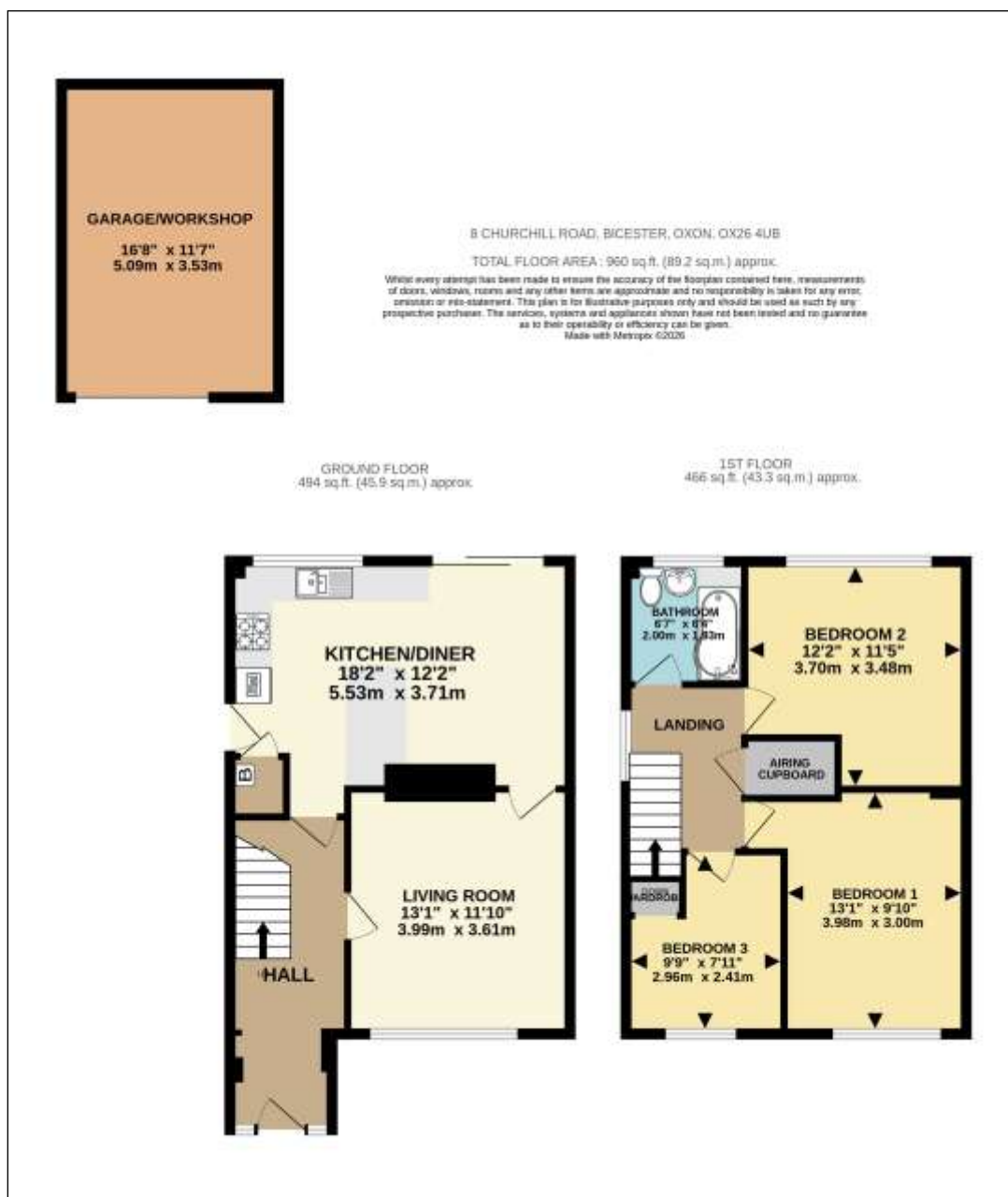
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