

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**9 Pembroke Way, Bicester, Oxon, OX26 4TX**

# BARTON FLEMING

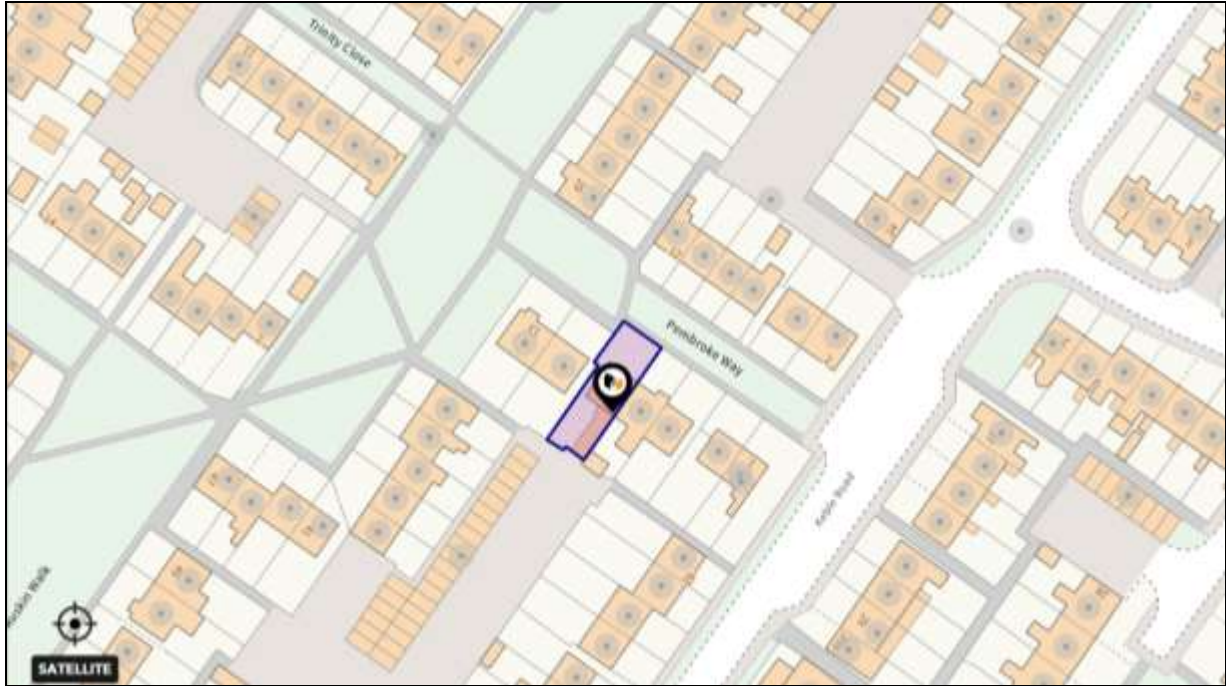
INDEPENDENT ESTATE AGENTS

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

### 9 Pembroke Way, Bicester, Oxon, OX26 4TX



**Three Bedroom End Terrace with Extended Kitchen,  
Ground Floor Shower Room, South West Facing Garden,  
Garage and Solar Panels**

**FREEHOLD**

**£ 339,950**

- ❖ Entrance Hall
- ❖ Living Room and Separate Dining Room
- ❖ Extended Kitchen
- ❖ Ground Floor Shower Room
- ❖ Landing
- ❖ Bathroom
- ❖ Three Bedrooms
- ❖ Garage
- ❖ Solar Panels
- ❖ Close to Cooper School

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

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

**EPC:** Rating of C (70).  
**Council Tax:** Band B  
Approx. £2,032 per annum.

### **Ground Floor:**

#### **STORM PORCH:**

Coated aluminium glazed front door to:

#### **ENTRANCE HALL:**

Front aspect aluminium double glazed window adjacent door, radiator, thermostat, under stairs cupboard enclosing RCD unit.

#### **LIVING ROOM: 13'2 x 11'4**

Front aspect aluminium double glazed window, radiator, click laminate flooring, TV point, Portuguese Limestone fireplace, hearth mantle and surround, gas living flame effect fire, open plan to:

#### **DINING ROOM: 9'6 x 8'2**

Rear aspect aluminium double glazed window, radiator, click laminate flooring, two wall light points.

#### **EXTENDED KITCHEN: 15'6 x 9'7**

Rear aspect PVC window, side aspect glazed PVC door, radiator, vinyl flooring, range of base and eye level units, roll edge laminate worksurface, tiled surrounds, stainless steel and glass fan oven/grill, integrated microwave, 900mm cutlery and pan drawers, 5-ring stainless steel gas hob, stainless steel and glass extractor hood, 1½ bowl stainless steel sink, space for dishwasher, space for tall fridge freezer, 500mm drawer, door to:

#### **SHOWER ROOM: 7'2 x 4'10**

Side aspect PVC window, plain plaster ceiling, downlighting, chrome heated towel rail, vinyl flooring, 1170mm x 780mm quadrant shower enclosure with electric shower, sliding head support, pedestal wash hand basin, dual flush close coupled WC.

### **First Floor:**

#### **LANDING:**

Access to loft space.

#### **BATHROOM: 8'0 x 5'6**

Rear aspect aluminium double glazed window, radiator, vinyl flooring, panel enclosed bath, tiled surrounds, wash hand basin, low level WC.

#### **BEDROOM ONE: 11'4 x 10'6**

Front aspect aluminium double glazed window, radiator, airing cupboard.

#### **BEDROOM TWO: 11'2 x 9'10**

Rear aspect aluminium double glazed window, radiator.

#### **BEDROOM THREE: 8'10 x 7'8**

Front aspect aluminium double glazed window, radiator, bulkhead storage.

### **Outside:**

**FRONT GARDEN:** refer to photograph Gate.

**REAR GARDEN:** refer to photographs Deck.

#### **GARAGE: 18'3 x 8'9**

Side door to garden, up and over door, light and power.

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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



Entrance Hall



Living Room



Living Room



Living Room



Dining Room



Dining Room



Extended Kitchen



Extended Kitchen

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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



Extended Kitchen



Extended Kitchen



Ground Floor Shower Room



Landing



Bedroom One



Bedroom One



Bedroom One



Bedroom Two

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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



Bedroom Three



Bathroom



Rear Elevation



Rear Garden



# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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**

**Space for Notes**

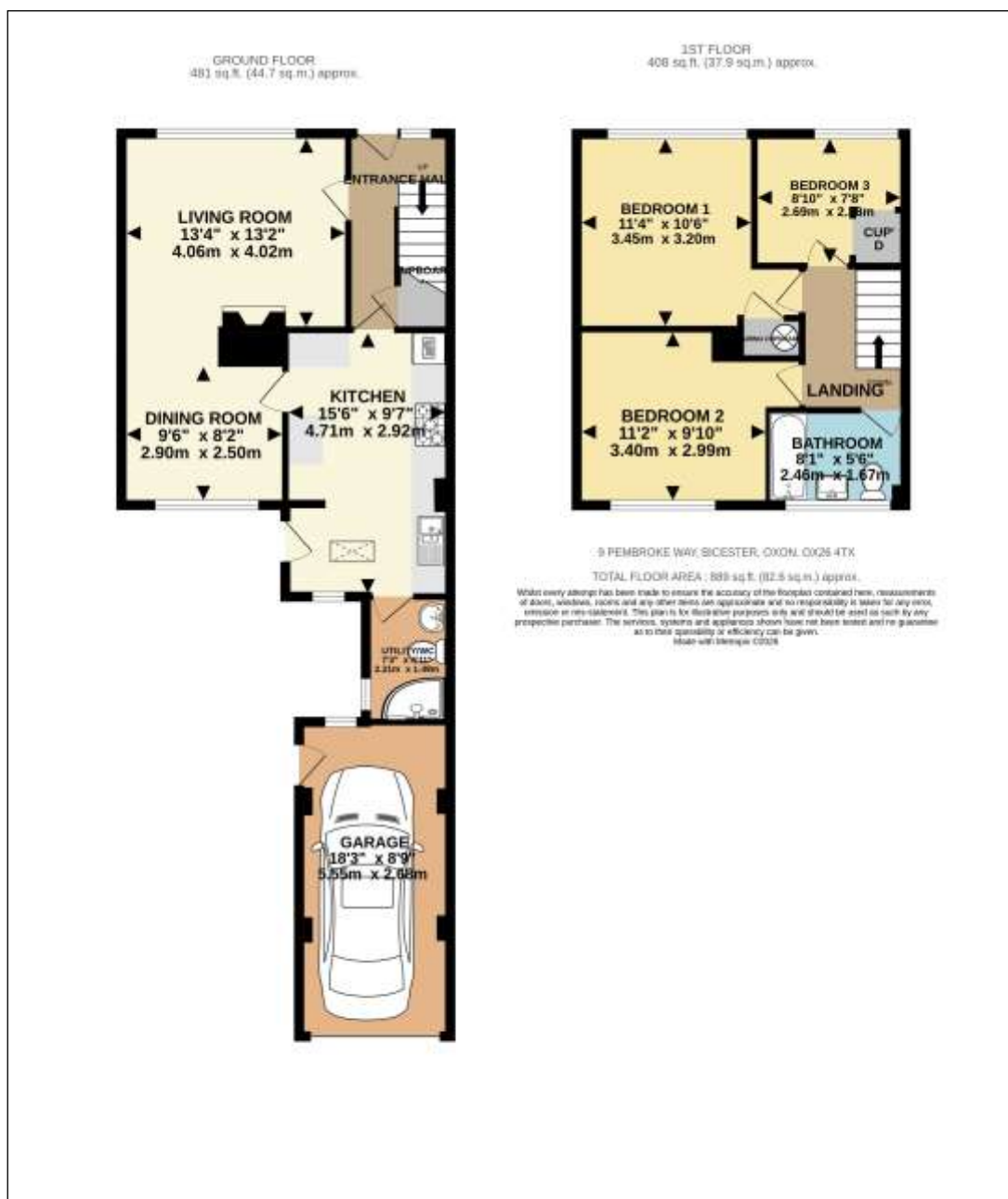
# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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



These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make or give and neither Barton Fleming nor any person in their employment, has authority to make or give any representation or warranty whatsoever in relation to this property. Land Registry Plans are provided as guidance only and while LRP documents are generated from what is registered at the point at when the plans are downloaded for use in these particulars they are not guaranteed to represent the property title at any given moment. Buyers should satisfy themselves through their solicitor as to the accuracy of the land registration at any given moment.