

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



54 Campion Place, Bicester, Oxfordshire. OX26 3EH

BARTON FLEMING

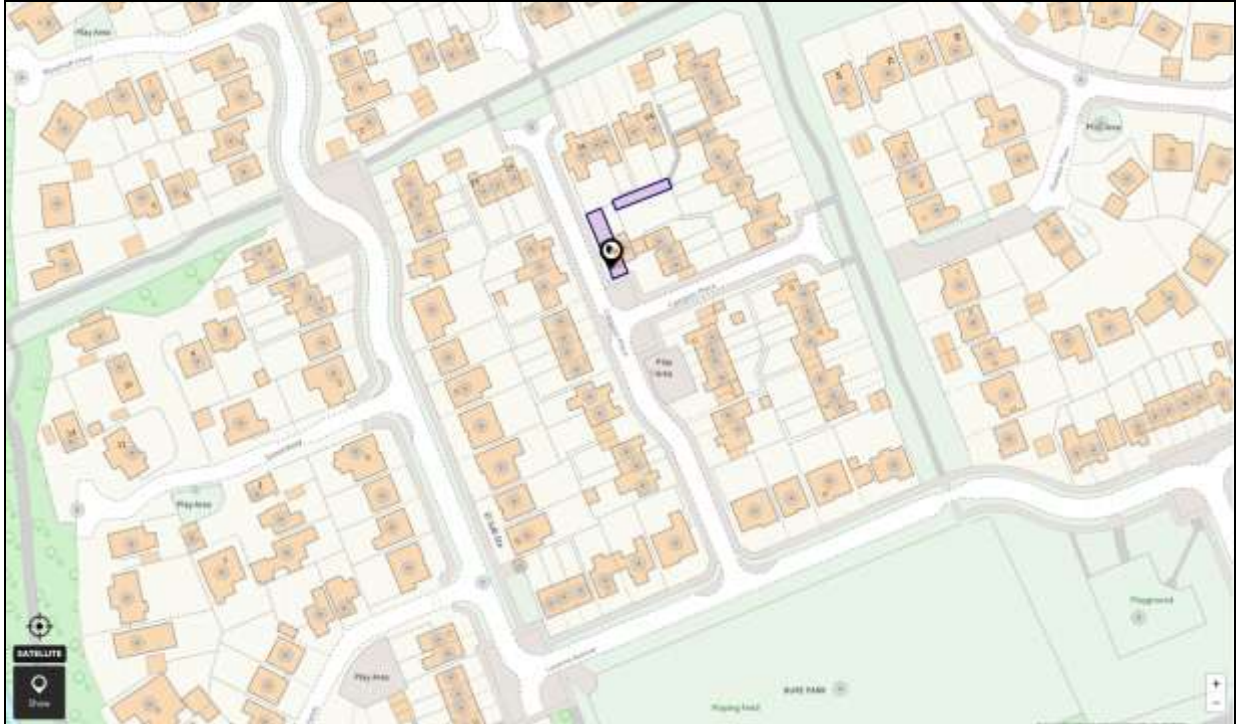
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

54 Campion Place, Bicester, Oxfordshire. OX26 3EH



A Two Bedroom Semi-Detached House with Hall, Cloakroom, Kitchen, Lounge Diner, Bathroom and Front and Rear Gardens, Parking for two cars in tandem.

FREEHOLD (with no fees)

Offers in Excess of: £ 300,000

- ❖ End-of-Chain
- ❖ Entrance Hall, Cloakroom
- ❖ Kitchen
- ❖ Lounge Diner with patio door to the garden
- ❖ Landing, Two Double Bedrooms
- ❖ Bathroom with window and shower over the bath
- ❖ Re-fitted Worcester Boiler
- ❖ Front and Rear Gardens
- ❖ Parking for two cars in tandem
- ❖ Close to Local Amenities

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Key Facts for Buyers:

EPC: Rating of C (74).
Council Tax: Band C
Approx. £2,296 per annum.

Ground Floor:

PITCHED OPEN PORCH:

Outside courtesy light, 'Openreach' junction box, part-glazed security front door to:

ENTRANCE HALL: 8'0 x 2'11.

Radiator, staircase.

CLOAKROOM: 4'10 x 3'0.

Front aspect PVC window, chrome heated towel rail, close coupled WC, wall hung wash hand basin.

KITCHEN: 8'6 x 7'3.

Front aspect PVC window, RCD/MCB electricity consumer unit, vinyl flooring, re-fitted wall mounted "Worcester" boiler, kick-level heater. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, space for washing machine, 1000mm undersink base unit with two 500mm doors, (*stopcock under the sink*), 1½ bowl stainless steel sink, 800mm corner base unit with 400mm door and drawer, stainless steel and glass fan oven/grill, 4-ring gas hob, extractor hood, 800mm corner base unit with 300mm door and drawer, 600mm base unit with drawer, 400mm base unit with drawer, space for 600mm upright fridge freezer.

LOUNGE DINER: 16'2 x 13'8.

Rear aspect sliding patio door, rear aspect PVC window, 'Openreach' broadband hub, telephone point, TV point, radiator, understairs cupboard, central heating thermostat.

First Floor:

LANDING:

Access to loft space.

BATHROOM: 6'5 x 6'5.

Side aspect PVC window, extractor fan, vinyl flooring, chrome heated towel rail, panel enclosed bath, thermostatic shower over, sliding head support, close coupled WC, pedestal wash hand basin.

BEDROOM ONE: 13'8 x 9'6.

Twin rear aspect PVC windows, two radiators, TV point, telephone point, 1400mm built-in wardrobe.

BEDROOM TWO: 13'7 x 8'4.

Twin front aspect PVC windows, two radiators, 1280mm built-in wardrobe,

Outside:

FRONT GARDEN: refer to photograph

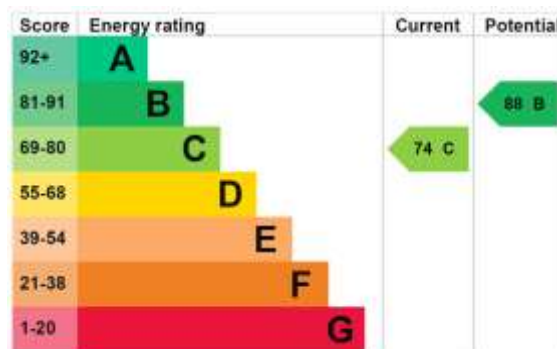
Outside tap.

REAR GARDEN: refer to photographs

Rear access gate to the parking area, deck, outside light.

PARKING:

For two cars in tandem.



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Front



Porch



Hall



Cloakroom



Kitchen



Kitchen

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Kitchen



Lounge-Diner



Lounge-Diner



Lounge-Diner



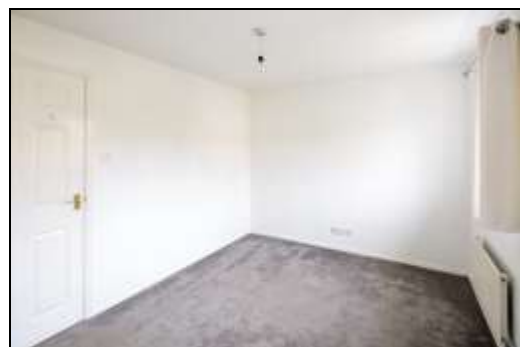
Bathroom



Bathroom



Bedroom One



Bedroom One

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Bedroom One



Bedroom Two



Bedroom Two



Bedroom Two



Rear Garden



Rear Garden



Rear Elevation



Parking for 2 cars (red rim is approx. area)

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Space for Notes

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