

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



19 Rowan Road, Bicester, Oxfordshire. OX26 2HN

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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

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A Two/Three Bedroom Semi-Detached Bungalow with Living Room, Conservatory, Kitchen, Shower Room, South Facing Rear Garden, Garage and Driveway Parking and Block Paving to Front

FREEHOLD (without fees)

£ 389,950

- ❖ Porch, Hall
- ❖ Shower Room with Airing Cupboard
- ❖ Living Room with Fireplace and Patio Doors to Conservatory
- ❖ 21ft wide Conservatory
- ❖ Kitchen
- ❖ Dining Room/Bedroom Three
- ❖ Two Further Bedrooms
- ❖ 75' x 30' South Facing Rear Garden
- ❖ Garage and Driveway Parking for Three Cars in Tandem
- ❖ Further Parking to Front on Block Paving

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Key Facts for Buyers:

EPC: Rating of C (69).
Council Tax: Band C
Approx. £2,322 per annum.

Bungalow:

Glazed PVC front door to:

ENTRANCE PORCH:

PVC construction, glazed PVC door to:

HALL:

Plain plaster ceiling, coving, radiator, central heating thermostat.

BEDROOM ONE: 13'1 x 10'11

Front aspect PVC window, plain plaster ceiling, coving, radiator.

DINING ROOM/BEDROOM THREE: 9'9 x 9'6

Side aspect PVC window, plain plaster ceiling, coving, radiator.

BEDROOM TWO: 11'5 10'1

Front aspect PVC window, plain plaster ceiling, coving, radiator, fitted bedroom furniture with overhead locker.

SHOWER ROOM: 9'7 x 5'6

Side aspect PVC window, access to loft space, radiator, vinyl flooring, airing cupboard, 1180mm x 760mm shower enclosure with "Mira Event XS" shower, sliding head support, pedestal wash hand basin, dual flush close coupled WC.

LIVING ROOM: 14'4 x 13'3

Rear aspect sliding patio door, plain plaster ceiling, downlighting, coving, radiator, gas living flame coal effect fire.

CONSERVATORY: 21'0 x 6'8

Dwarf cavity wall brick base sides, PVC window sections, PVC French doors, poly carbonate vaulted roof, ceramic tiled floor, TV point, wall light point.

KITCHEN: 10'6 x 9'7

Rear access PVC glazed door to conservatory, plain plaster ceiling, vinyl flooring, radiator, wall mounted "Vaillant" boiler and programmer. Range of base and eye level units, roll edge laminate worksurface, tiled surrounds, 500mm base unit, 600mm cutlery and pan drawers, ceramic electric hob, tiled splashback, extractor hood, 900mm corner unit with 450mm door, space for washing machine, 1½ bowl earthenware sink, 800mm base unit with two 400mm doors, shallow tall unit 600mm unit (*boiler over*), 600mm base unit with pull-out surface, integrated fridge.

Outside:

FRONT: refer to photograph

Block paved.

REAR GARDEN: refer to photographs

194⁰ magnetic South facing, approx 75' x 30', external power, shed (10' x 6'), outside tap, deck.

GARAGE: 16'8 x 9'1

Replaced rubber roof (2013) with plywood base, up and over door, side aspect window, side aspect door to garden, light and power, driveway parking for three cars in tandem.

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Entrance Porch



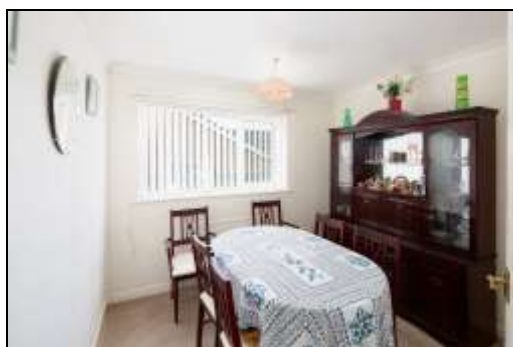
Bedroom One



Hall



Bedroom One



Dining Room/Bedroom Three



Bedroom Two



Bedroom Two

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Shower Room



Living Room



Living Room



Living Room



Conservatory



Conservatory



Kitchen



Kitchen

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Rear Garden



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Rear Garden



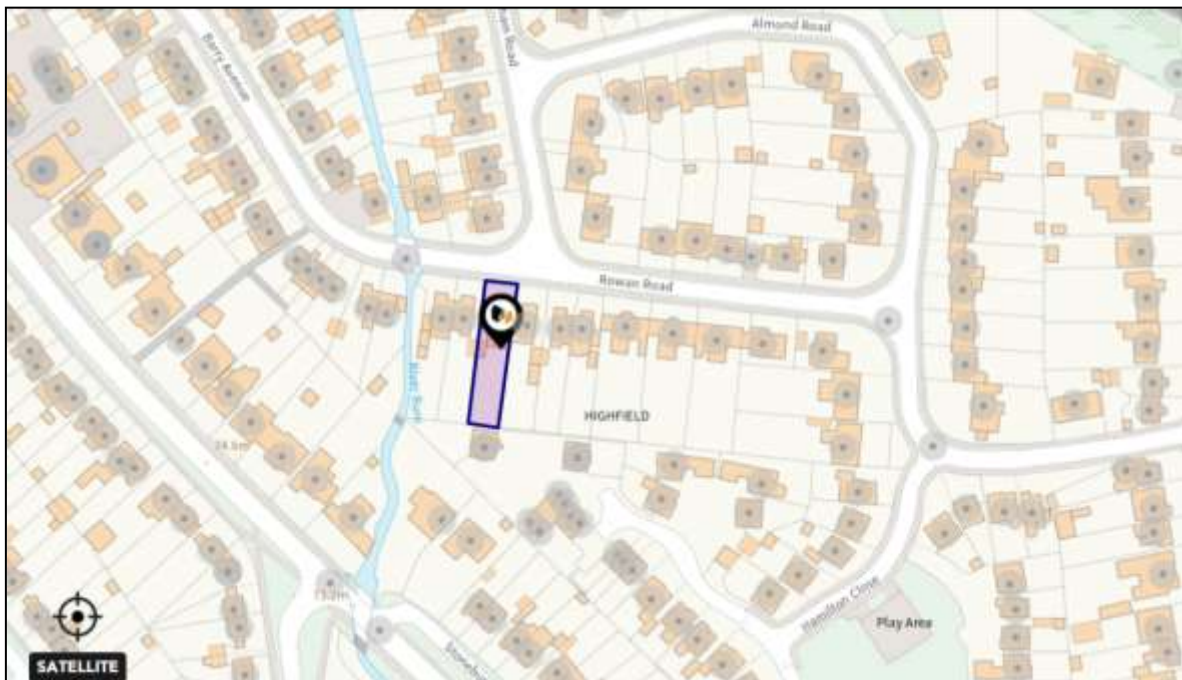
Rear Garden



Decking Area behind Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC



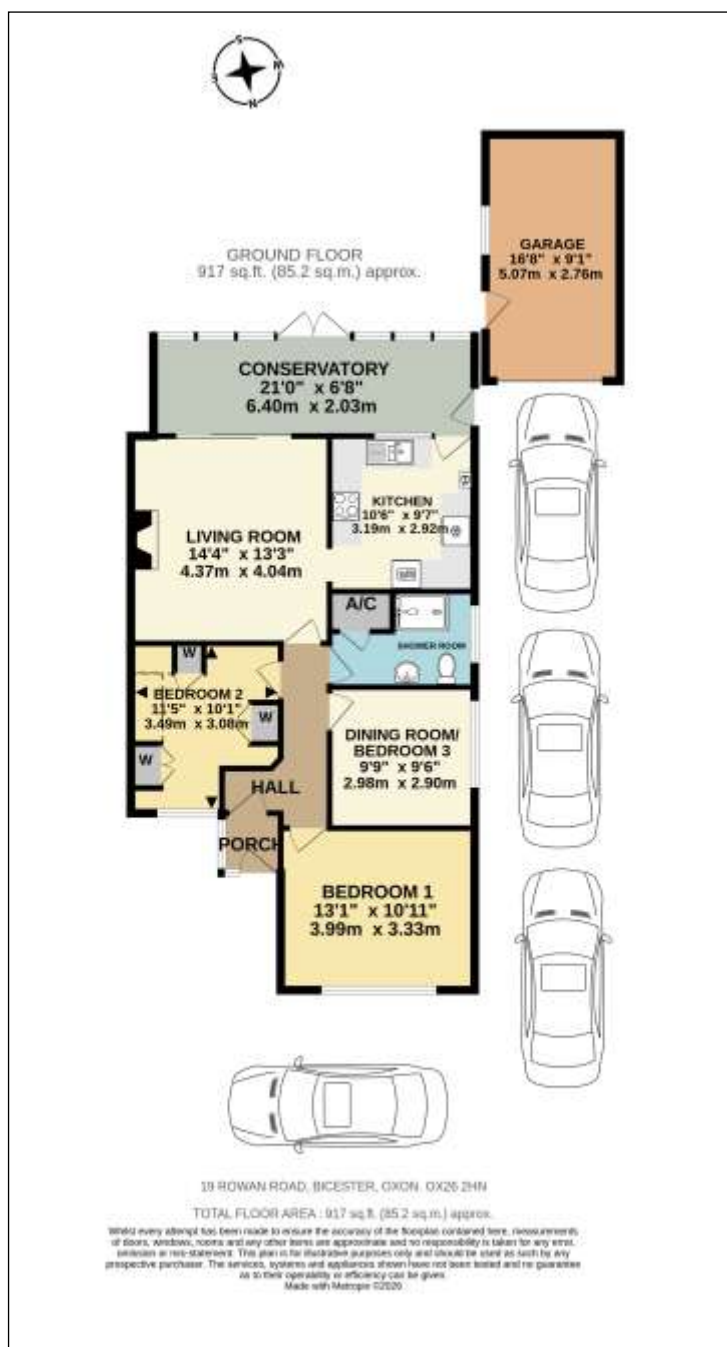
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