

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



41 Wensum Crescent, Bicester, Oxfordshire. OX26 2GL

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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 One Bedroom Corner Cluster Home with Lounge Diner, Kitchen, Bathroom and Garage with Driveway Parking

FREEHOLD

£ 250,000

- ❖ Entrance Hall
- ❖ Lounge Diner
- ❖ Kitchen
- ❖ Landing
- ❖ Bathroom
- ❖ Bedroom
- ❖ Garage
- ❖ Driveway Parking for One Car
- ❖ Close to Local Amenities

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of D (66).
Council Tax: Band B
Approx. £1,916 per annum.

Ground Floor:

Half glazed PVC front door to:

ENTRANCE HALL: 6'3 x 5'9

Vaulted ceiling, radiator, luxury vinyl flooring.

LOUNGE DINER: 20'0 x 9'7 widening to 12'11 narrowing to 8'9

Dining Area: 8'10 x 8'9

Living Area: 11'2 x 11'11 max narrowing to 9'7

Front aspect glazed PVC door and windows either side, luxury vinyl flooring, radiator, TV point, thermostat, "Virgin" point.

KITCHEN: 8'10 x 7'3

Side aspect PVC window, wall mounted "Ideal Classic" boiler, luxury vinyl flooring, radiator. Range of base and eye level units, square edge laminate worksurfaces, 300mm cutlery and pan drawers, space for washing machine, "Blanco" stainless steel sink, 600mm undersink base unit, 800mm corner base unit with 400mm door, stainless steel and glass fan oven/grill, 4-ring stainless steel gas hob, extractor hood, second 800mm corner base unit with 400mm door, space for 500mm fridge freezer.

First Floor:

LANDING:

Side aspect PVC window, airing cupboard.

BATHROOM: 9'2 x 6'5

Side aspect PVC window, access to loft space, radiator, sheet vinyl flooring, panel enclosed bath, close coupled WC, pedestal wash hand basin.

BEDROOM: 16'4 overall x 9'8

Front aspect PVC window, wall-to-wall wardrobe, eaves storage, radiator.

Outside:

FRONT AND SIDE GARDENS: refer to photographs

GARAGE: 16'4 x 8'7

Up and over door, driveway parking for one car.

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Entrance Hall



Staircase



Living Area

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Dining Area



Living Area



Kitchen



Kitchen



Landing



Bedroom



Bedroom

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Bedroom



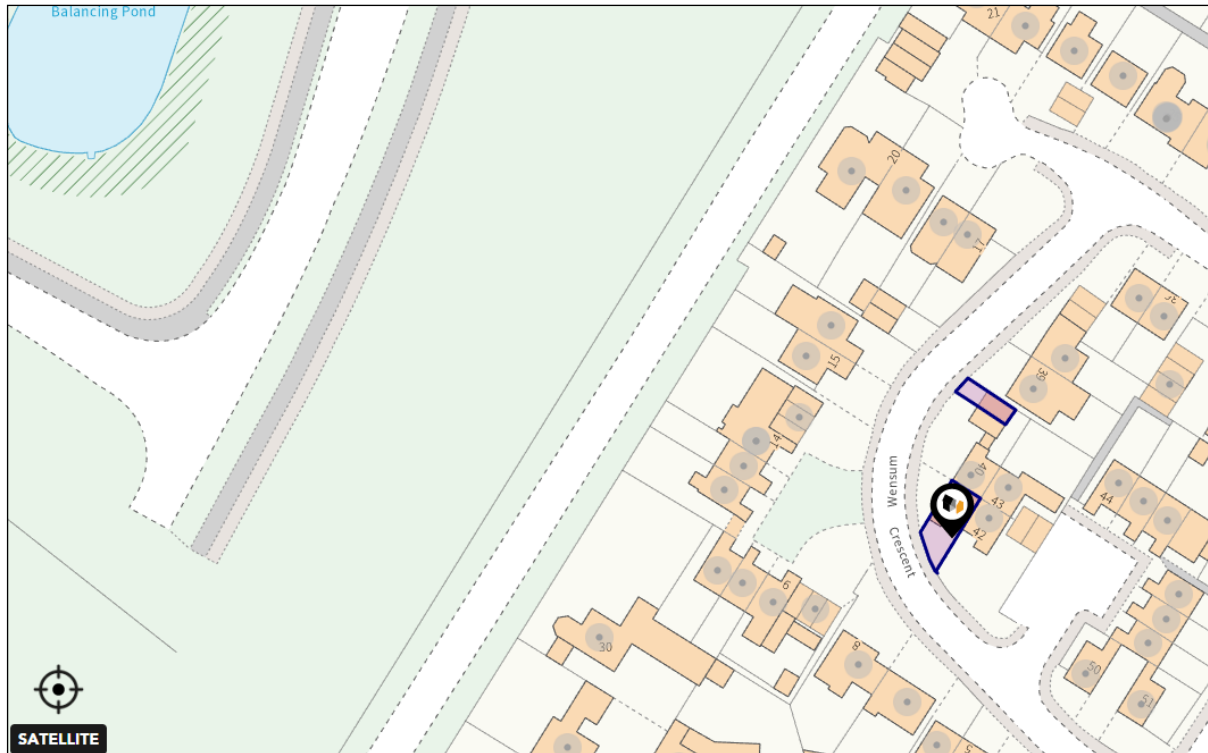
Bathroom



Rear Courtyard

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

EPC



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Space for Notes

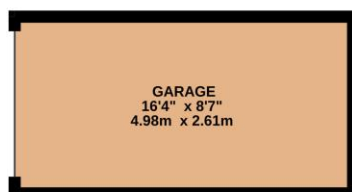
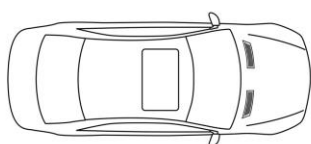
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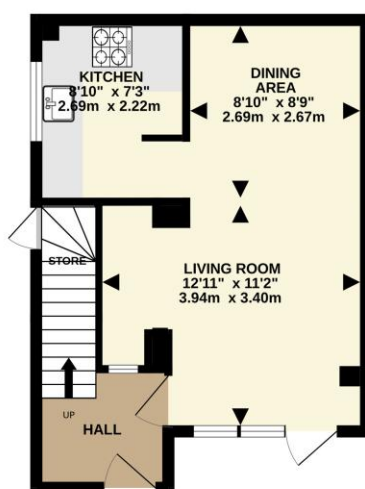


41 WENSUM CRESCENT, GREENWOOD HOMES, BICESTER, OXON. OX26 2GL

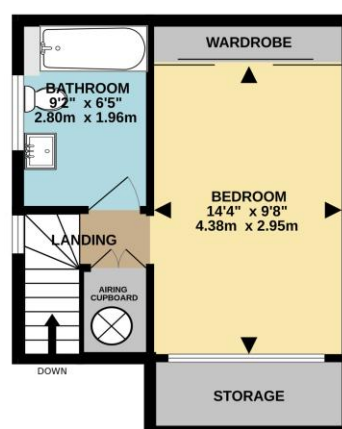
TOTAL FLOOR AREA: 771 sq.ft. (71.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



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.