

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**41 Wensum Crescent, Bicester, Oxfordshire. OX26 2GL**

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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

**41 Wensum Crescent, Bicester, Oxfordshire. OX26 2GL**



**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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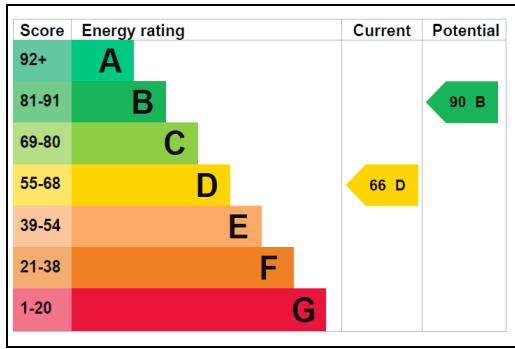
Bedroom



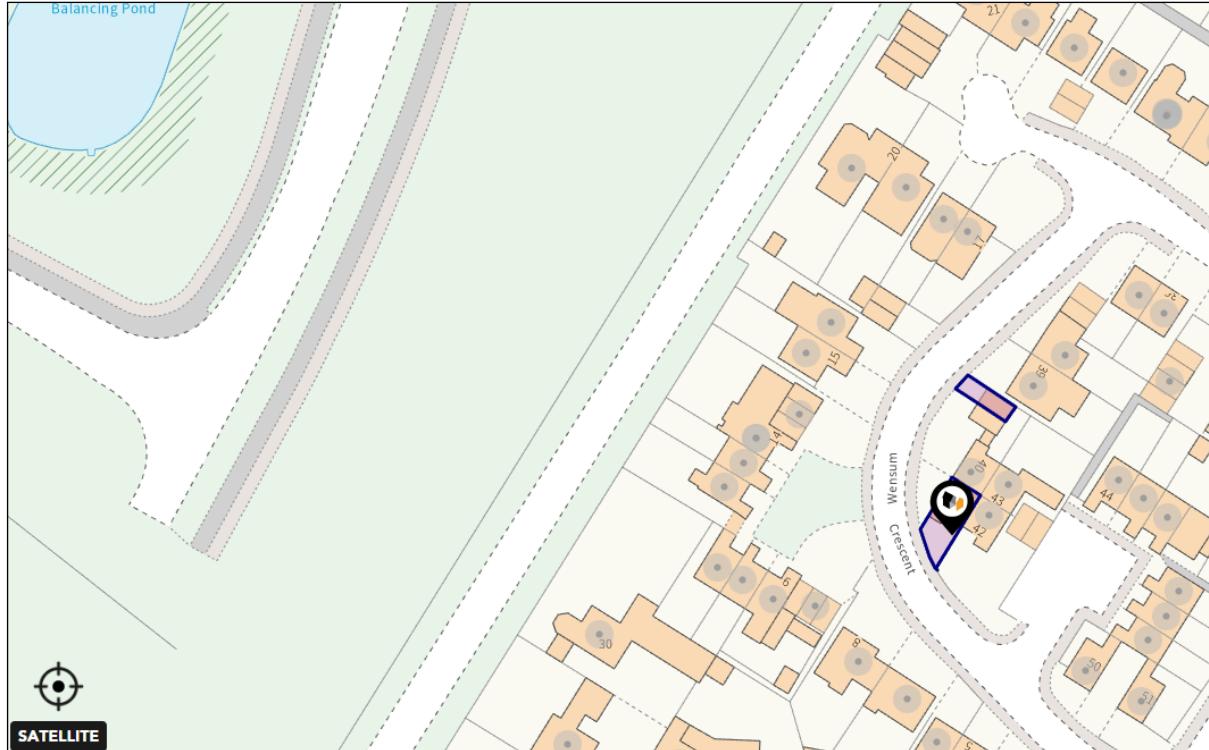
Bathroom



Rear Courtyard



EPC



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## Space for Notes

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