

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**91 Heron Drive, Langford Village,
Bicester, Oxfordshire. OX26 6YZ**

BARTON FLEMING

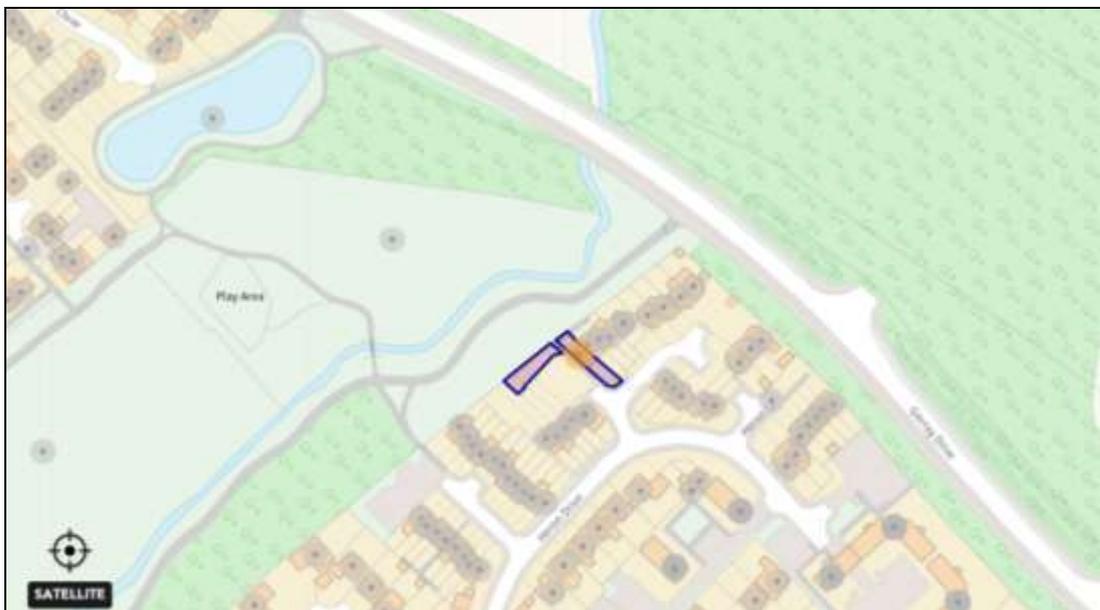
INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922

91 Heron Drive, Bicester, Oxon. OX26 6YZ



Two Bedroom End Terrace Overlooking the Conservation Area With A South-East Facing Garden. The en-suite has been knocked out to create a larger more functional airy bedroom.

FREEHOLD (no fees)

Offers in Excess of: £ 300,000

- ❖ Sloping Open Porch
- ❖ Entrance Hall
- ❖ Kitchen Diner
- ❖ Living Room with Patio Door to the Garden
- ❖ Landing, Two Bedrooms
- ❖ Bathroom
- ❖ PVC Double Glazed
- ❖ Side-by-Side Parking for Two Cars
- ❖ South-East Low Maintenance Garden
- ❖ Overlooking the Conservation Area/Nature Reserve

VIEWING
APPOINTMENT:

DAY:

TIME:

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922

Key Facts for Buyers:

EPC: Rating of C (71).
Council Tax: Band C
Approx. £1,900 per annum.

Ground Floor:

OPEN PITCHED PORCH:

Outside gas and electricity meter boxes, tap, replaced part leaded-light glazed security front door to:

ENTRANCE HALL:

Radiator, 'Amtico' flooring, telephone point.

KITCHEN-DINER: 12'8 x 11'11.

Front aspect PVC window, 'Amtico' flooring, radiator, space for table & chairs, wall mounted 'Worcester Greenstar 30i' combination boiler. Range of base, wall and tall units with Oak worktops and tiled surrounds, tall 300mm slide-out larder unit, space for fridge freezer, stainless steel & glass finish fan oven-grill, stainless steel 5-ring gas hob, stainless steel extractor hood, space for dishwasher, space for washing machine.

LIVING ROOM: 13'6 x 11'11.

Rear aspect PVC sliding patio door to the garden, laminate flooring, TV and telephone connections, wall light points, digital thermostat central heating control, staircase.

First Floor:

LANDING:

Loft hatch (*drop-down ladder, hard wired light, part boarded*).

BATHROOM: 6'8 x 5'6.

Rear aspect PVC window, extractor fan, ceramic tiled floor, radiator, bath with mixer tap and shower attachment, sliding head support, screen, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM ONE: 12'9 x 11'11.

Front aspect PVC window, radiator.

BEDROOM TWO: 9'10 x 6'2.

Rear aspect PVC window, radiator, over-stairs bulkhead cupboard.

Outside:

FRONT GARDEN: refer to photo.

REAR GARDEN: refer to photos.

South-East orientation, side gate, laid to block paving for easy maintenance.

PARKING:

Side-by-side for two cars.

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922



Front



Front Door and Entrance Hall



Kitchen Diner



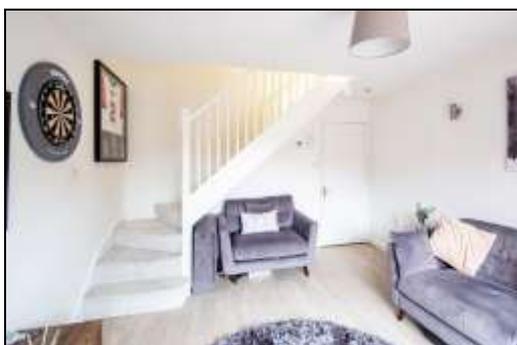
Kitchen Diner



Kitchen Diner



Living Room



Living Room



Living Room

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922



Bathroom



Bathroom



Bedroom Two



Bedroom Two



BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922



Bedroom One



Bedroom One



Bedroom One



Rear Garden



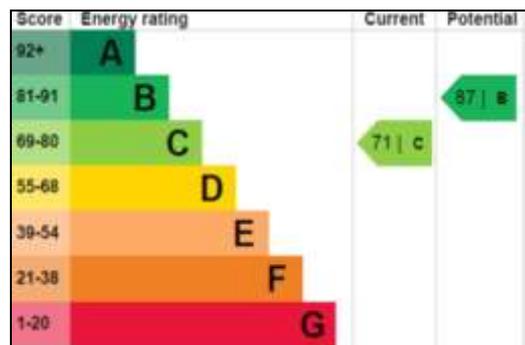
Rear Garden



Rear Garden



Allocated Parking



EPC

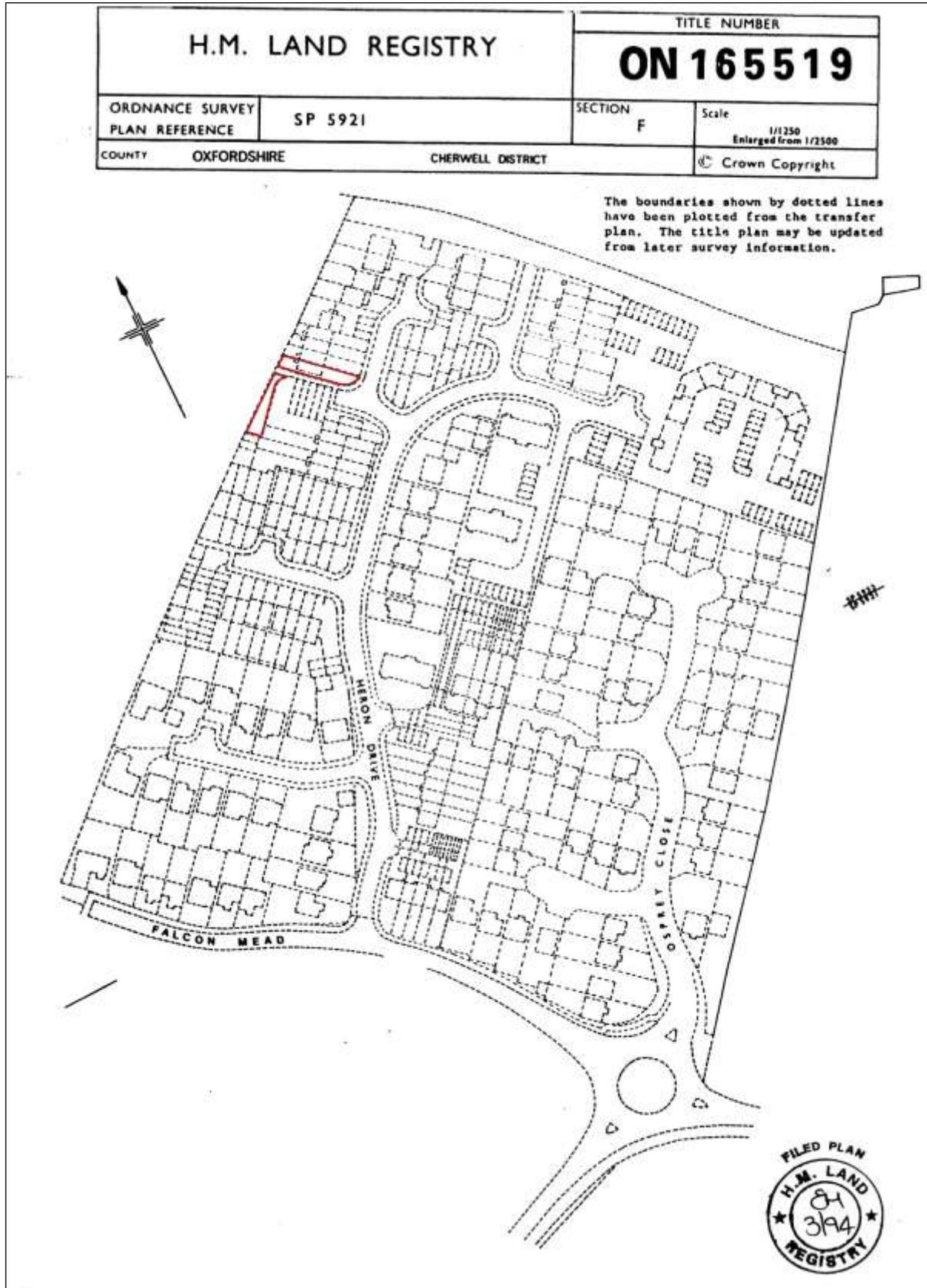
BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922



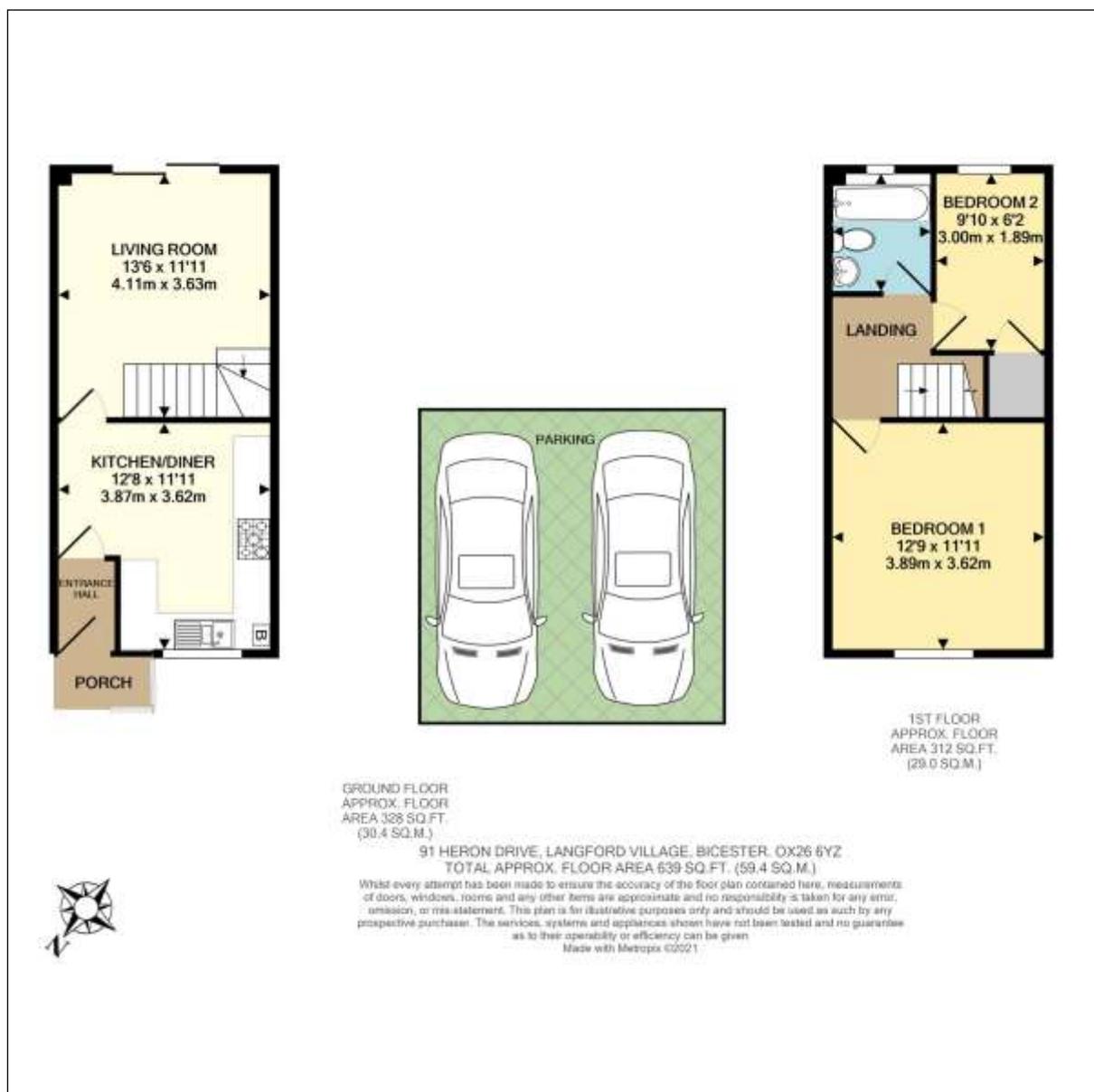
BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: 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.