

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



19 Falcon Mead, Bicester, Oxon, OX26 6XE

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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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Three Bedroom Semi-Detached Next to the Park with the Garage converted to a Dining Room and opened up to the Kitchen. Wood Burning Stove in the Living Room, Shower Room plus a 23Ft x 12Ft - 276 Sq Ft Garden Office

FREEHOLD

£ 425,000

- ❖ Entrance Hall
- ❖ Bay Fronted Living Room with Scandinavian Wood Burner
- ❖ Kitchen open plan to the Dining Room
- ❖ Dining Room (converted from the garage)
- ❖ Landing, Three Bedrooms
- ❖ Shower Room
- ❖ Rear Garden
- ❖ 23ft x 12ft 'Dunster House' Garden Office
- ❖ Parking for Two Cars

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Key Facts for Buyers:

EPC: Rating of C (73).
Council Tax: Band C
Approx. £2,322 per annum.

Ground Floor:

Outside courtesy light, part-glazed security front door to:

ENTRANCE HALL:

RCD fuse board, radiator, polished floor tiles.

LIVING ROOM: 16'11 (18'7 into bay) x 10'11.

Front aspect PVC bay window, plain plaster ceiling, radiator, polished floor tiles, central heating thermostat, TV point, satellite point, staircase, Fibre to the property internet point, Woodburning stove.

KITCHEN: 12'5 x 8'1.

Rear aspect PVC window, plain plaster ceiling, polished floor tiles. Range of tall base and eye level units, tall unit (400mm wide), 500mm slide-out larder, tall unit (500mm wide), integrated washing machine, "Vaillant Eco Tec Plus" boiler over, integrated dishwasher, 1½ bowl composite sink, 1000mm corner base unit with 500mm door, 150mm wide recess, double cavity fan ovens, 5-ring gas hob, stainless steel splashback, stainless steel extractor fan, second 150mm wide recess, 800mm corner base unit with 400mm door, tall unit (300mm wide), 900mm space for freezer, tall (300mm wide) slide-out unit.

DINING ROOM: 17'4 x 8'3.

Rear aspect PVC French doors, front aspect PVC window, plain plaster ceiling, radiator, polished floor tiles, dimmer switch, open plan to the kitchen.

First Floor:

LANDING:

Access to loft space (*hard wired light, part-boarded, cavity wall insulation*), airing cupboard.

BEDROOM ONE: 11'10 widening to 12'11 x 11'8 (restricted height to the sides of the dormer window).

Front aspect PVC dormer window. radiator.

BEDROOM TWO: 9'8 x 8'4.

Rear aspect PVC window, bulkhead storage cupboard, radiator.

BEDROOM THREE: 11'6 x 7'9.

Front aspect PVC window, radiator.

SHOWER ROOM: 7'7 x 5'5.

Rear aspect PVC window, plain plaster ceiling, LED downlighting, fully tiled walls, heated towel rail, 1670mm x 650mm shower enclosure, thermostatic shower, fixed rain head, second hand held shower head, sliding head support, wall hung wash hand basin and drawer unit, dual flush close coupled WC, fully tiled walls, demisting illuminated mirror with shaver's socket.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

GARDEN OFFICE: 23'7 x 11'11.

Three PVC windows, patio door, side aspect window, click laminate flooring, plain plaster ceiling, downlighting, two electric radiators, 13A power sockets.

PARKING: For two cars.

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Living Room



Living Room



Kitchen



Kitchen



Dining Room



Dining Room



Shower Room



Shower Room

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Bedroom One



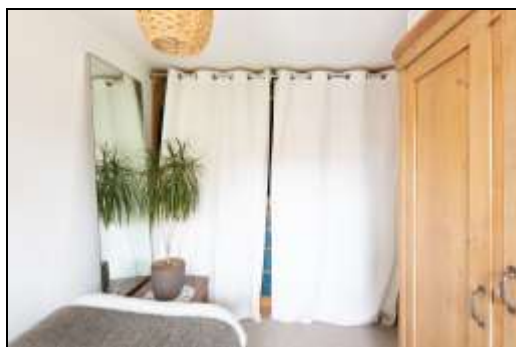
Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Garden Office



Garden Office

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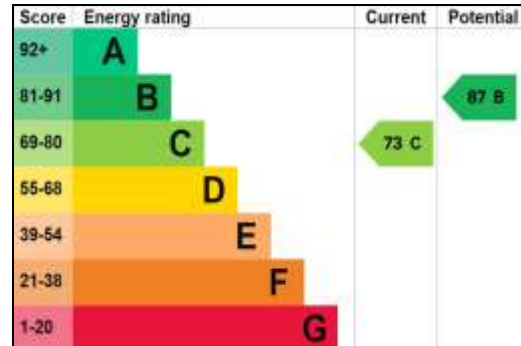
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Garden Office



E P C



Panoramic view of the Park

Space for Notes

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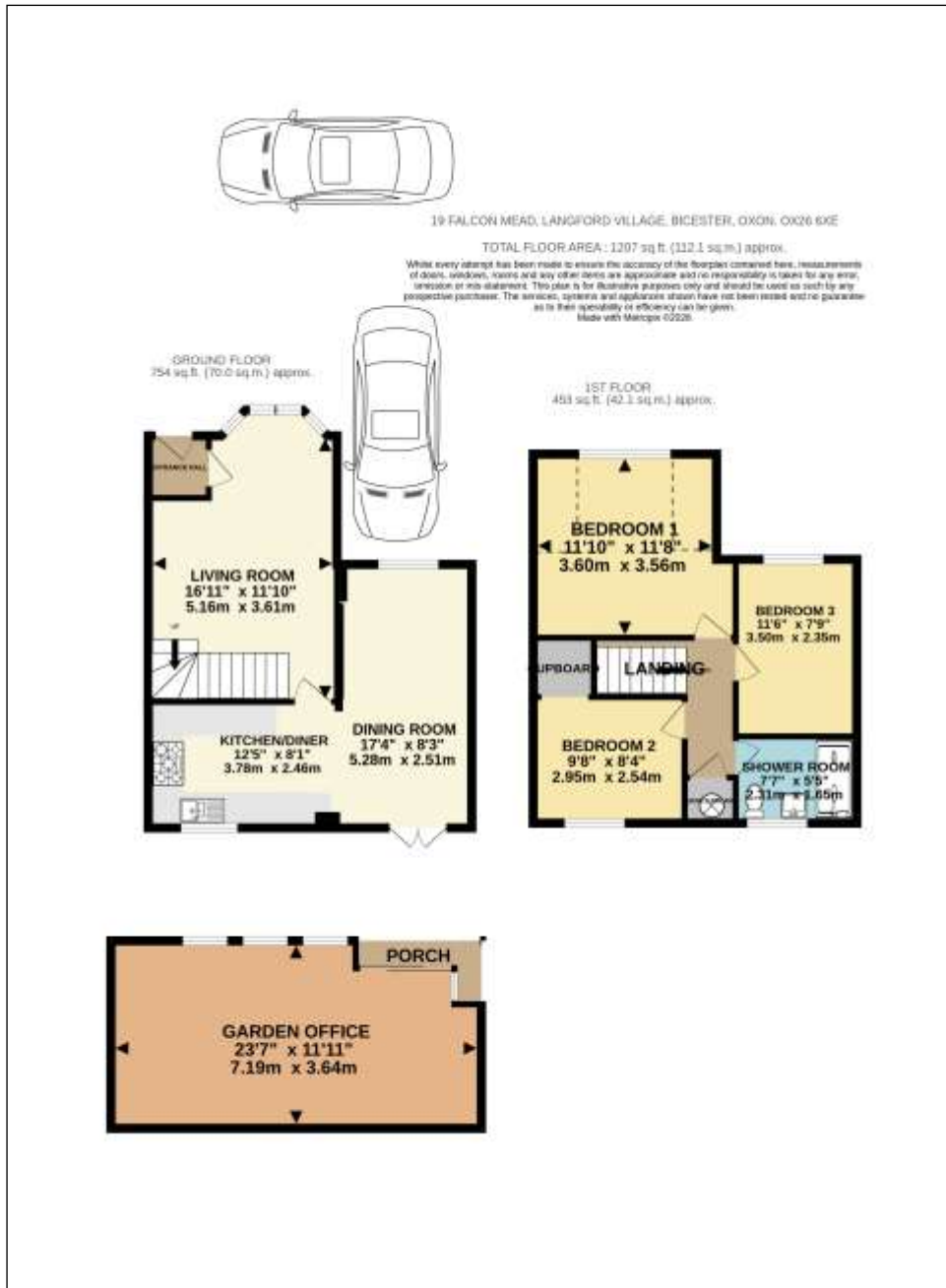
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