

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**35 Bassett Avenue, Bicester,  
Oxfordshire. OX26 4TZ**

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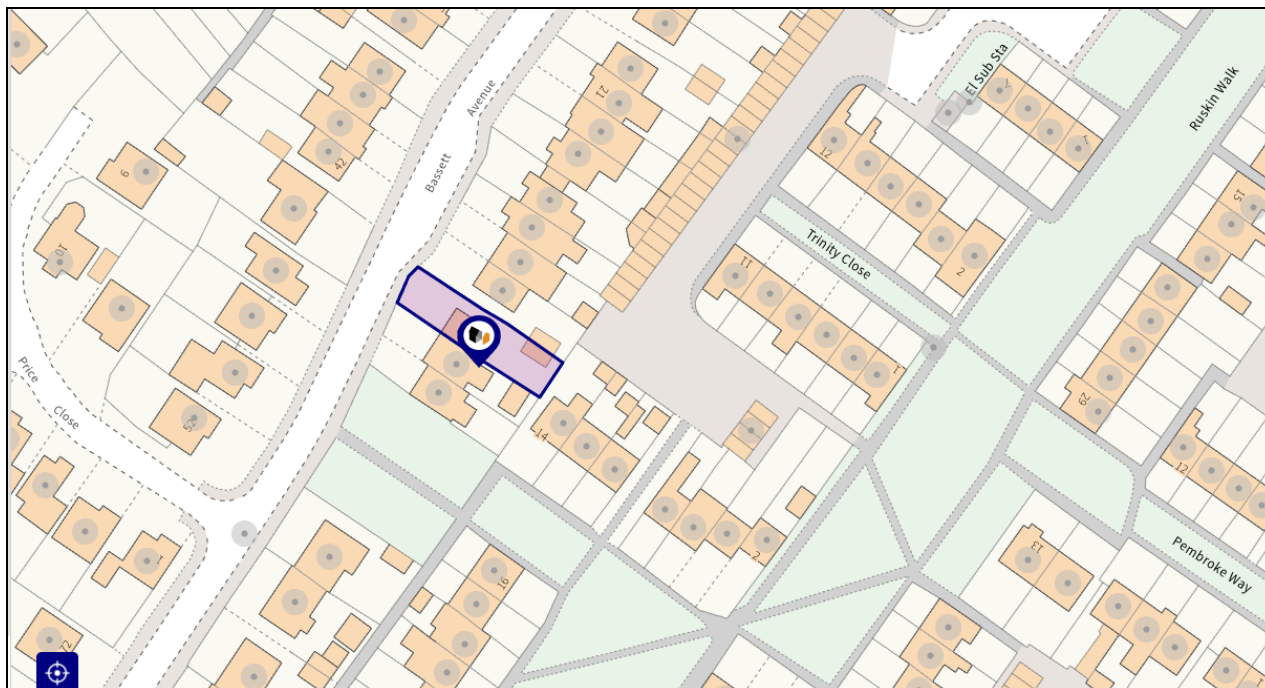
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### 35 Bassett Avenue, Bicester, Oxfordshire. OX26 4TZ



**A Three Bedroom End of Terraced House with Cloakroom,  
Garage in the South-East Facing Rear Garden  
And a two-car deep driveway on the front.**

**FREEHOLD**

**£ 350,000**

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Living Room
- ❖ Dining Room
- ❖ Kitchen
- ❖ Landing with airing cupboard
- ❖ Three Bedrooms, Two Double & a Box Room with Bulkhead Storage
- ❖ Bathroom
- ❖ Garage & Driveway Parking for Two Cars in tandem, EV Charging Point.
- ❖ Close to (but not too close) to local shops

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### Key Facts for Buyers:

**EPC:** On order, expected to be 72C

**Council Tax:** Band C

Approx. £2,322 per annum

### Ground Floor:

Two outside courtesy lights, part-glazed security front door to:-

#### **ENTRANCE HALL:**

Side aspect PVC window, click laminate flooring, radiator, wall light point, staircase.

#### **CLOAKROOM: 4'5 x 2'5.**

Front aspect PVC window, click laminate flooring, low-level WC, corner wash hand basin.

#### **LIVING ROOM: 14'11 x 9'3 widening to 12'6.**

Front aspect PVC window, coving, radiator, TV point, telephone point, open doorway to dining room. (doors stored in the garage).

#### **DINING ROOM: 11'5 x 8'1.**

Rear aspect PVC French doors to the garden, coving, click laminate flooring, radiator, wall light points.

#### **KITCHEN: 11'5 + understairs cupboard x 7'6.**

Rear aspect PVC window side aspect half glazed stable door to the driveway, under-stairs cupboard, ceramic tiled floor. Range of tall, base and wall units, roll edge laminate worktops, tiled surrounds, 720mm space for fridge freezer, 300mm tall larder unit with the lower 2/3 (1300mm) with slide out racking, 600mm tall unit with double cavity fan oven / oven-grill and 450mm & 550mm pan cupboards above & below. 500mm cutlery & pan drawers, 800mm corner base unit with 400mm door, 500mm under-sink base unit, stainless steel sink, 1000mm corner base unit with 500mm door, 600mm slot for washing machine, 450mm slot for slimline dishwasher.

### First Floor:

#### **LANDING:**

Side aspect PVC window, loft hatch, radiator, airing cupboard.

#### **BATHROOM: 7'6 x 5'7.**

Rear aspect PVC window, extractor fan, vinyl flooring, radiator, bath with 'Mira Sport' electric shower over, sliding head support, rail & curtain, pedestal wash hand basin, dual flush close coupled WC.

#### **BEDROOM ONE: 12'7 + wardrobe x 8'11.**

Front aspect PVC window, coving, wall-to-wall wardrobe, TV point, radiator.

#### **BEDROOM TWO: 11'6 x 8'2.**

Rear aspect PVC window, radiator.

#### **BEDROOM THREE: 8'2 + bulkhead storage x 6'6.**

Front aspect PVC window, radiator, bulkhead over-stairs cupboard/wardrobe.

### Outside:

#### **FRONT GARDEN: Refer to photo.**

Driveway parking for two cars in tandem (10m deep). Electric Vehicle Charging Point.

#### **SIDE DRIVEWAY:**

About 7Ft (2140mm) wide with wooden pair of gates at the front, EV charging point fuse box/isolator, gas and electricity meter boxes.

#### **REAR GARDEN: Refer to photos.**

South-East facing,

#### **GARAGE: Approx 16'0 x 7'10.**

Up-and-over door, side window.

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Front



Hall



Cloakroom



Living Room



Living Room



Living Room

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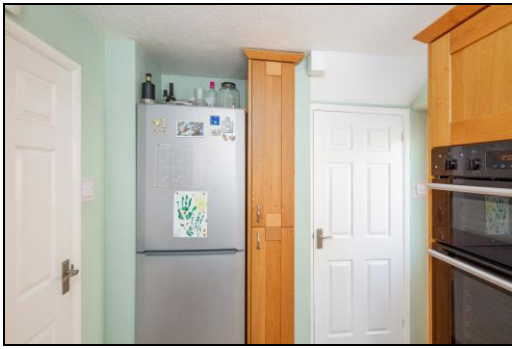
## 249922



Dining Room



Dining Room



Kitchen



Kitchen



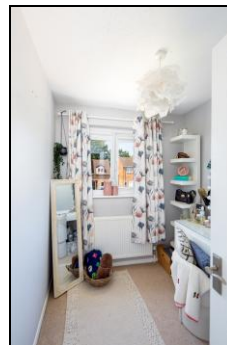
Kitchen



Landing



Bathroom



Bedroom Three



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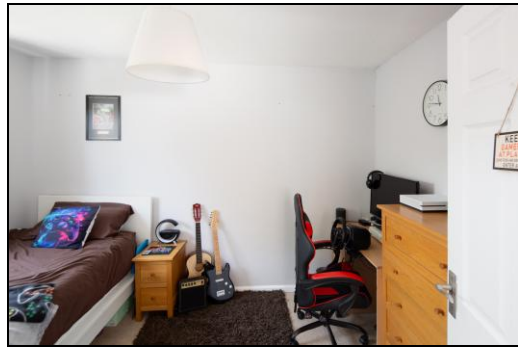
Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



South-East Facing Rear Garden



South-East Facing Rear Garden



Rear Elevation

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

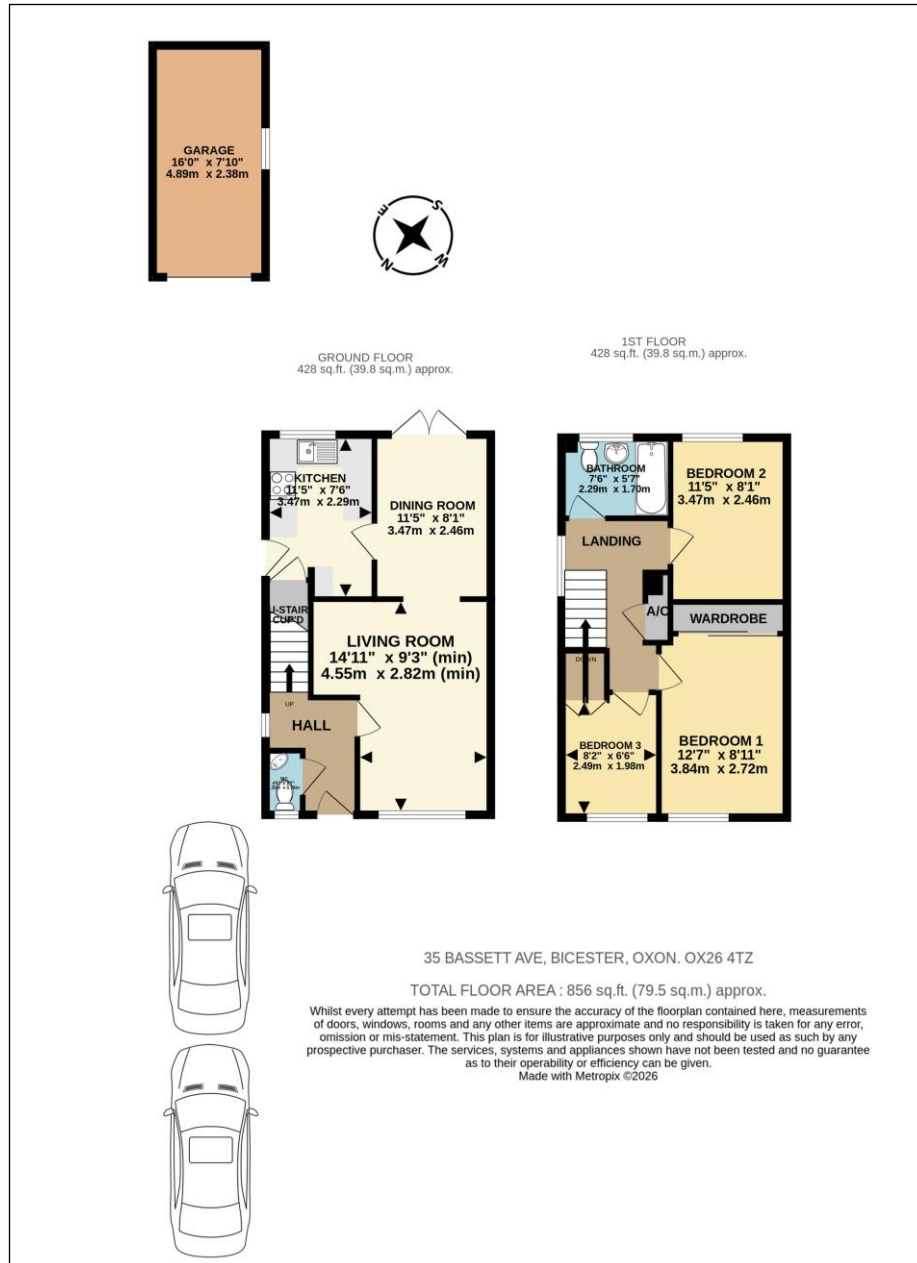
Old EPC – New one on order

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