

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**1 Huntingdon Road, Kingsmere,  
Bicester, Oxfordshire. OX26 1BD**

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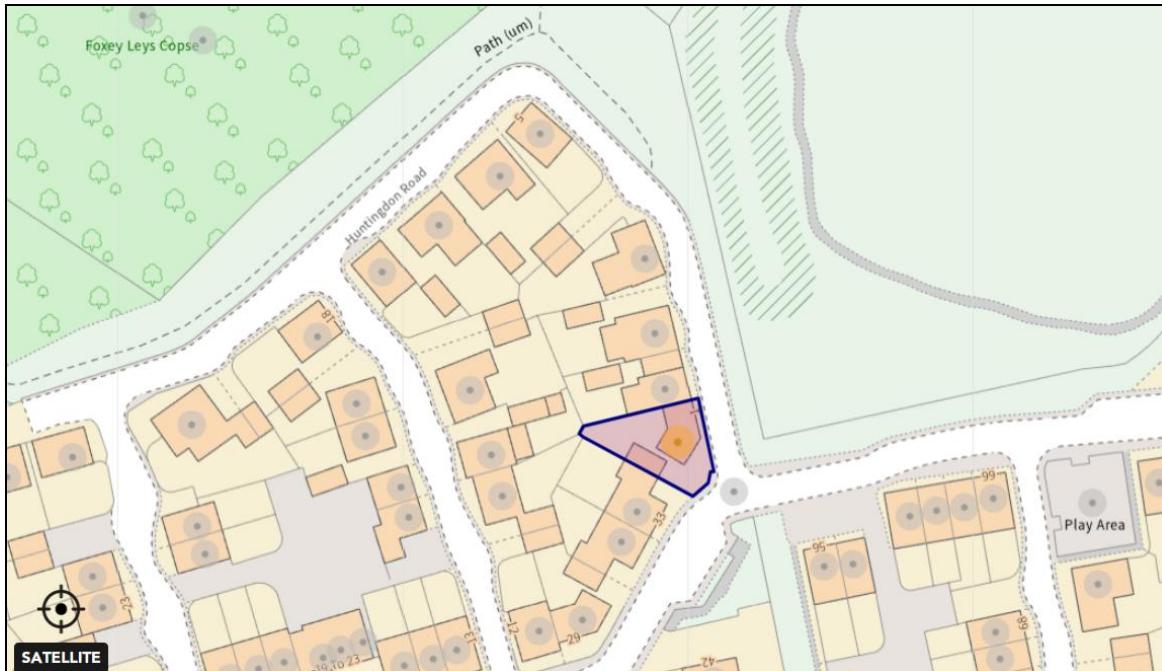
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Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

**249922**

**1 Huntingdon Road, Bicester, Oxon. OX26 1BD**



**Within Easy Walking Distance of Bicester Village and Local Amenities, a Three Bedroom Angled Corner Design House with Cloakroom, Living Room, Kitchen Diner, Front and Rear Gardens, with Garage and Parking to the Side.**

**FREEHOLD**

**£ 415,000**

- ❖ Walking Distance of Bicester Village
- ❖ Sloping Porch
- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Kitchen Diner with French Doors
- ❖ Living Room with French Doors
- ❖ Landing, Main Bathroom
- ❖ Three Bedrooms
- ❖ En-Suite Shower Room
- ❖ Garage & Driveway Parking
- ❖ Metered Gas and Electric

**VIEWING  
APPOINTMENT:**

DAY:

TIME:

Telephone  
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## Key Facts for Buyers:

**EPC:** Rating of C (79).

**Council Tax:** Band C

Approx. £2,190 per annum.

## Ground Floor:

### **SLOPING PORCH:**

Outside courtesy light, gas meter box, part glazed security front door to:

### **ENTRANCE HALL:**

Plain plaster ceiling, radiator, polished floor tiles, under-stairs cupboard, under-stairs recess, digital thermostat.

### **CLOAKROOM: 8'2 x 3'3**

Rear aspect PVC window, plain plaster ceiling, polished floor tiles, radiator, dual flush close coupled WC, pedestal wash hand basin.

### **KITCHEN DINER: 15'5 x 9'8**

Front aspect PVC window, rear aspect PVC French doors, plain plaster ceiling, polished floor tiles. Range of base and eye level units, laminate worksurfaces, laminate upstands, integrated 60:40 fridge freezer, corner unit, 1½ bowl stainless steel sink, dishwasher, second corner unit, integrated washing machine, 600mm cutlery and pan drawers, ceramic electric hob, stainless steel splash back, stainless steel extractor hood, integrated stainless steel and glass fan oven/grill.

### **LIVING ROOM: 15'5 x 10'2**

Front aspect PVC window, rear aspect French doors, plain plaster ceiling, two radiators, TV point.

## First Floor:

### **LANDING:**

Front aspect PVC window, plain plaster ceiling.

### **BATHROOM: 6'2 x 6'2**

Rear aspect PVC window, plain plaster ceiling, vinyl flooring, chrome heated towel rail, panel enclosed bath with mixer tap, thermostatic shower, sliding head support, tiled surrounds, screen, dual flush close coupled WC, pedestal wash hand basin.

### **BEDROOM ONE: 11'3 x 10'2**

Front aspect PVC window, plain plaster ceiling, radiator, built-in two door wardrobe, built-in single wardrobe, TV point, digital thermostat (upstairs).

### **EN-SUITE:**

Rear aspect PVC window, plain plaster ceiling, extractor fan, vinyl flooring, chrome heated towel rail, shower enclosure with thermostatic shower, sliding head support, pedestal wash hand basin, concealed cistern WC.

### **BEDROOM TWO: 11'0 x 8'2**

Front aspect PVC window, plain plaster ceiling, built-in wardrobe, airing cupboard, radiator.

### **BEDROOM THREE: 10'0 x 7'0**

Rear aspect PVC window, plain plaster ceiling, built-in wardrobe, radiator.

## Outside:

### **FRONT GARDEN:** Refer to photograph

### **REAR GARDEN:** Refer to photographs

### **GARAGE: 19'9 x 9'11**

Remote controlled roller door, eaves storage, light and power, half glazed side access door.

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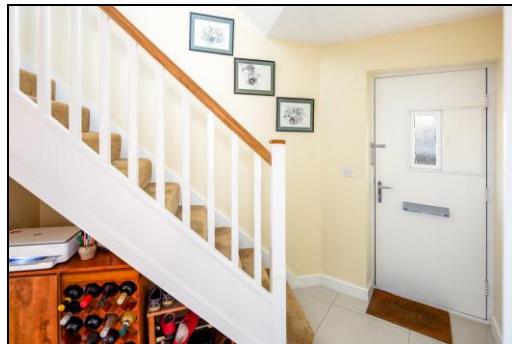
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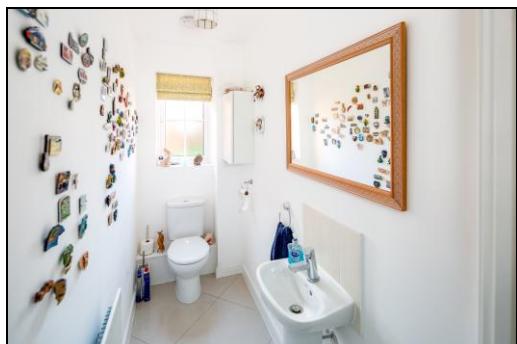
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Front



Entrance Hall



Cloakroom



Entrance Hall



Kitchen Diner



Kitchen Diner



Kitchen Diner



Kitchen Diner

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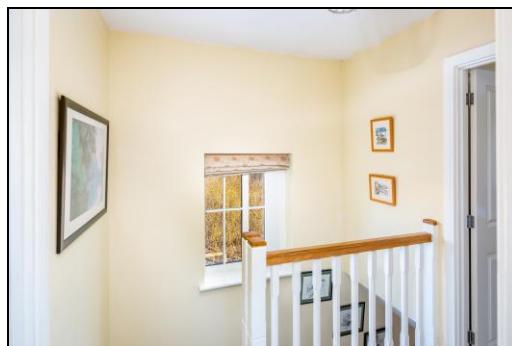
Living Room



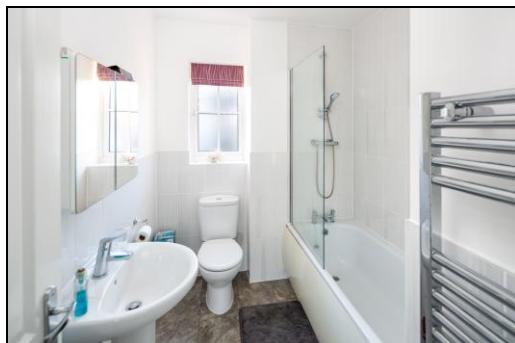
Living Room



Living Room



Landing



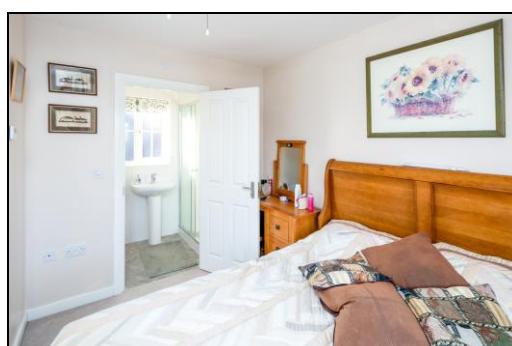
Family Bathroom



Bedroom One



Bedroom One



Bedroom One

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En-Suite to Bedroom One



En-Suite to Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three

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Rear Garden



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