

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



59 Longfields, Bicester, Oxfordshire. OX26 6QR

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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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An Extended Two Bedroom Bungalow close to the Town Centre with Living Room, Kitchen, Shower Room, South West Facing Rear Garden, Garage and Driveway Parking for Three Cars in Tandem

FREEHOLD

Guide Price: £ 325,000

- ❖ Extended Entrance Hall
- ❖ Living Room
- ❖ Inner Hall
- ❖ Kitchen
- ❖ Shower Room
- ❖ Two Double Bedrooms
- ❖ Front and Rear Gardens
- ❖ Banbury Garage
- ❖ Driveway Parking for 3 cars in tandem (1 in front of gate and 2 behind)
- ❖ Walking Distance to Town Centre and Bicester Village

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of D (63).
Council Tax: Band C
Approx. £2,190 per annum.

Bungalow:

Outside security light, solid wooden front door to:

EXTENDED ENTRANCE HALL:

Side aspect PVC window, radiator, built-in coats cupboard.

LIVING ROOM: 15'0 x 10'11

Front aspect PVC window, coving, radiator, TV point, "Virgin" point, wooden , granite fireplace mantle, hearth and surround with living flame coal effect fire, wall light points.

INNER HALL:

Access to loft space (*deep insulation, light, drop down ladder*), airing cupboard, radiator, central heating thermostat.

KITCHEN: 9'4 x 7'10

Side glazed PVC door, side aspect PVC window, downlighting, coving, ceramic tiled floor, cupboard enclosing wall mounted "Potterton Profile" boiler, RCD/MCB electricity consumer unit. Range of base and eye level units, Quartz worksurface, tiled surrounds, space for washing machine, "Villeroy & Boch" enamelled sink, 600mm undersink base unit, 800mm base unit with two 400mm doors and drawers, space for undercounter fridge, 500mm base unit, stainless steel and glass fan oven/grill, 4-ring electric hob, slide out extractor hood, 500mm base unit.

SHOWER ROOM: 6;2 x 6'0

Side aspect PVC window, coving, ceramic tiled floor, chrome heated towel rail, 900mm x 900mm quadrant shaped shower enclosure with "Aqualisa" thermostatic shower, sliding head support, seat and grip.

BEDROOM ONE: 15'7 x 9'4

Rear aspect glazed PVC door and windows either side to garden, side aspect PVC window, radiator, coving, built-in cupboard, TV socket.

BEDROOM TWO: 11'6 x 11'0

Rear aspect PVC window, coving, radiator, telephone extension point.

Outside:

FRONT GARDEN: refer to photograph

Driveway parking for one car in front of the gates and a further two cars in tandem behind the gates.:

REAR GARDEN: refer to photographs

Approx. 220⁰ magnetic.

BANBURY GARAGE: approx. 16' x 8'0

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Extended Entrance Hall



Extended Entrance Hall



Living Room



Living Room



Inner Hall



Kitchen



Kitchen

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Washing Machine and Boiler



Kitchen



Bedroom One



Bedroom One



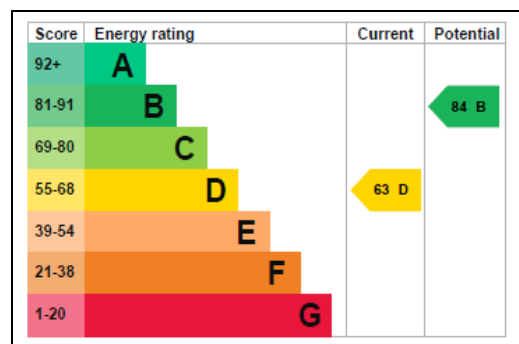
Bedroom Two



Bedroom Two



Rear Garden



EPC

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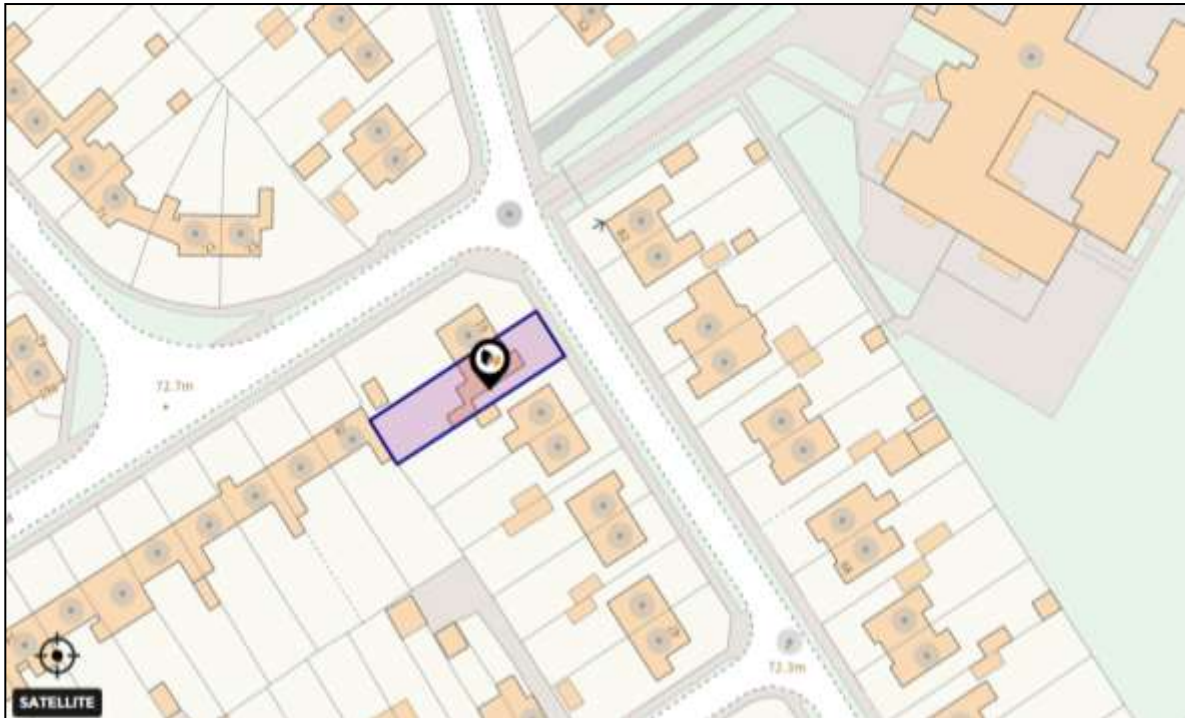
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Rear Garden



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Space for Notes

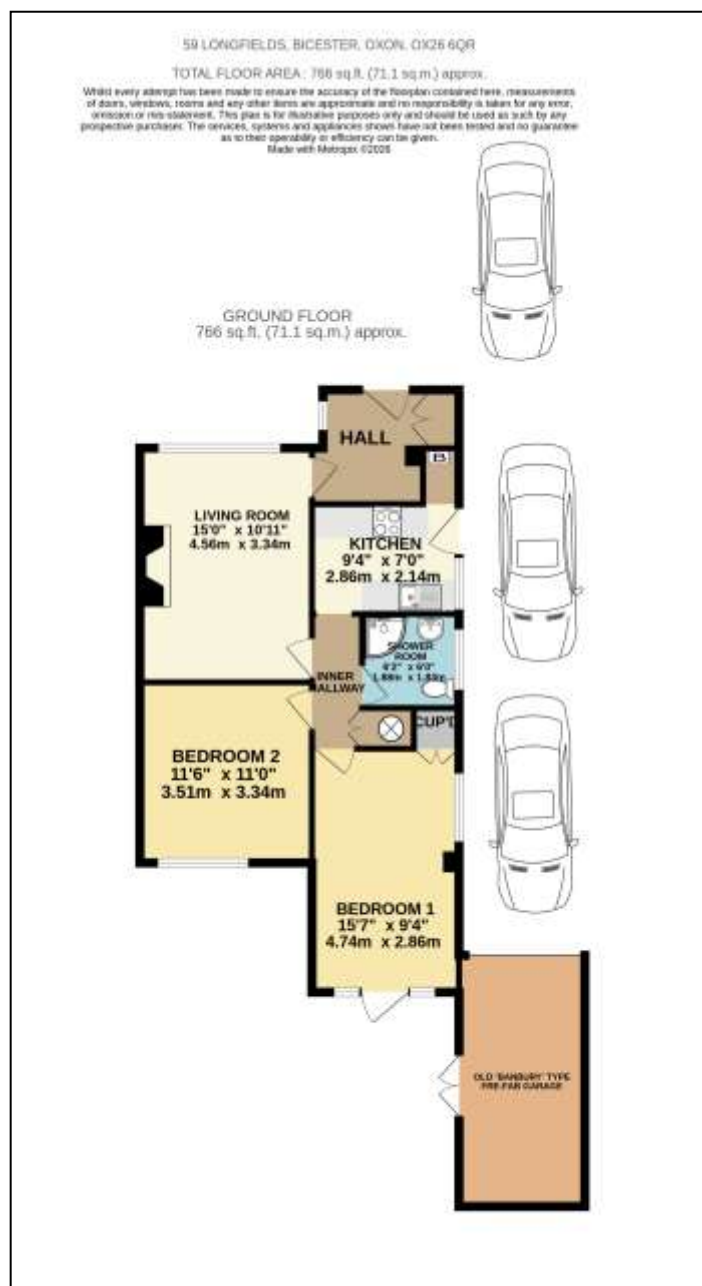
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