

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**4 Stable Road, Bicester,  
Oxfordshire. OX26 3HX**

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Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**4 Stable Road, Bicester, Oxon. OX26 3HX**



**Three Bedroom Detached Home with a 'B' Energy Rating and Solar Panels which are Owned Outright & Replaced Boiler All within Walking Distance of Town & Bicester North.**

**FREEHOLD**

**£ 350,000**

- ❖ Entrance Hall, Rear Hallway
- ❖ Cloakroom
- ❖ Kitchen
- ❖ Lounge-Diner
- ❖ Landing, Three Bedrooms, Bathroom
- ❖ PVC Double Glazing, Gas to Radiator Heating
- ❖ Replaced 'Worcester' Boiler
- ❖ Garage & Parking
- ❖ Walking Distance of Bicester North & Town
- ❖ Solar Panels Owned Outright – Lower Bills and Generating an Income about £400 p.a.
- ❖ 5-minute walk to Bure Park Nature Reserve and Play Areas
- ❖ 5-minute walk to local shops, pub and 10-minute walk to town centre

VIEWING  
APPOINTMENT:

DAY:

TIME:

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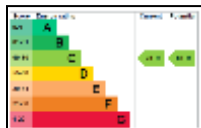
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### Key Facts for Buyers:

**EPC:** Rating C (78)  
**Council Tax:** Band C  
Approx. £2,190 per annum.



### Ground Floor:

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

#### **ENTRANCE HALL: 6'9 x 3'0**

Side aspect PVC window, laminate flooring, cupboard enclosing RCD/MCB electric consumer unit, glazed door to:

#### **LOUNGE DINER: 17'11 narrowing to 15'10 x 16'2**

Front aspect PVC window, coving, laminate flooring, two radiators, staircase, "Virgin", satellite and TV points, telephone.

#### **REAR HALL: 9'7 x 3'0**

Rear aspect half glazed door to garden, built-in cupboard enclosing "Worcester" boiler, radiator, laminate flooring.

#### **CLOAKROOM: 2'7 x 4'8**

Rear aspect PVC window, radiator, close coupled WC, wash hand basin.

#### **KITCHEN: 9'7 x 7'7 widening to 9'7**

Rear aspect PVC window, laminate flooring. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, 600mm space for washer/dryer, space for dishwasher, 1½ bowl stainless steel sink, 600mm undersink base unit, 900mm x 900mm corner base unit with two 300mm doors and carousel, space for 600mm slot-in cooker, 100mm tray space, 1000mm corner base unit with 500mm door and drawer, 600mm base unit with drawer 300mm base unit with drawer, space for 600mm wide fridge freezer.

### First Floor:

#### **LANDING:**

Access to loft space (*drop down ladder, part boarded around hatch, hard wired light*), coving, airing cupboard.

#### **BATHROOM: 6'9 x 5'6**

Rear aspect PVC window, radiator, sheet vinyl flooring, fully tiled walls, panel enclosed bath thermostatic shower over, sliding head support, screen, pedestal wash hand basin, close coupled WC.

#### **BEDROOM ONE: 12'6 x 9'8 widening to 10'3 plus wardrobe**

Front aspect window, coving, radiator, two built-in wall-to-wall wardrobes, laminate flooring.

#### **BEDROOM TWO: 11'0 x 9'1**

Rear aspect window, coving, radiator, built-in wardrobe, laminate flooring.

#### **BEDROOM THREE: 8'8 widening to 9'7 x 6'3 plus bulkhead cupboard**

Front aspect window, coving, radiator, built-in bulkhead overstairs cupboard, laminate flooring.

### Outside:

**FRONT GARDEN:** refer to photograph

**REAR GARDEN:** refer to photographs Gate.

#### **GARAGE:**

Up and over door, light and power.

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Front (Right-hand house) & Garage (Blue door)



Entrance Hall



Lounge-Diner



Lounge-Diner



Lounge-Diner



Rear Hallway & Cloakroom



Kitchen



Kitchen

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Bathroom



Landing



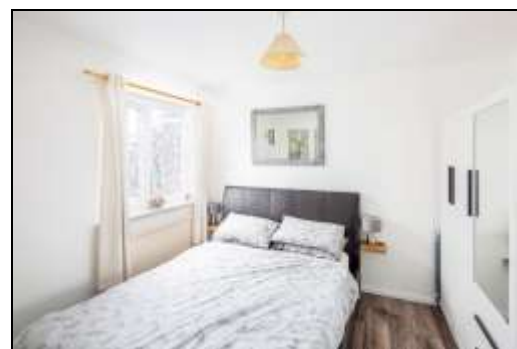
Bedroom One



Bedroom One



Bedroom One



Bedroom Two

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Bedroom Three



Rear Garden

**Space for Notes:**

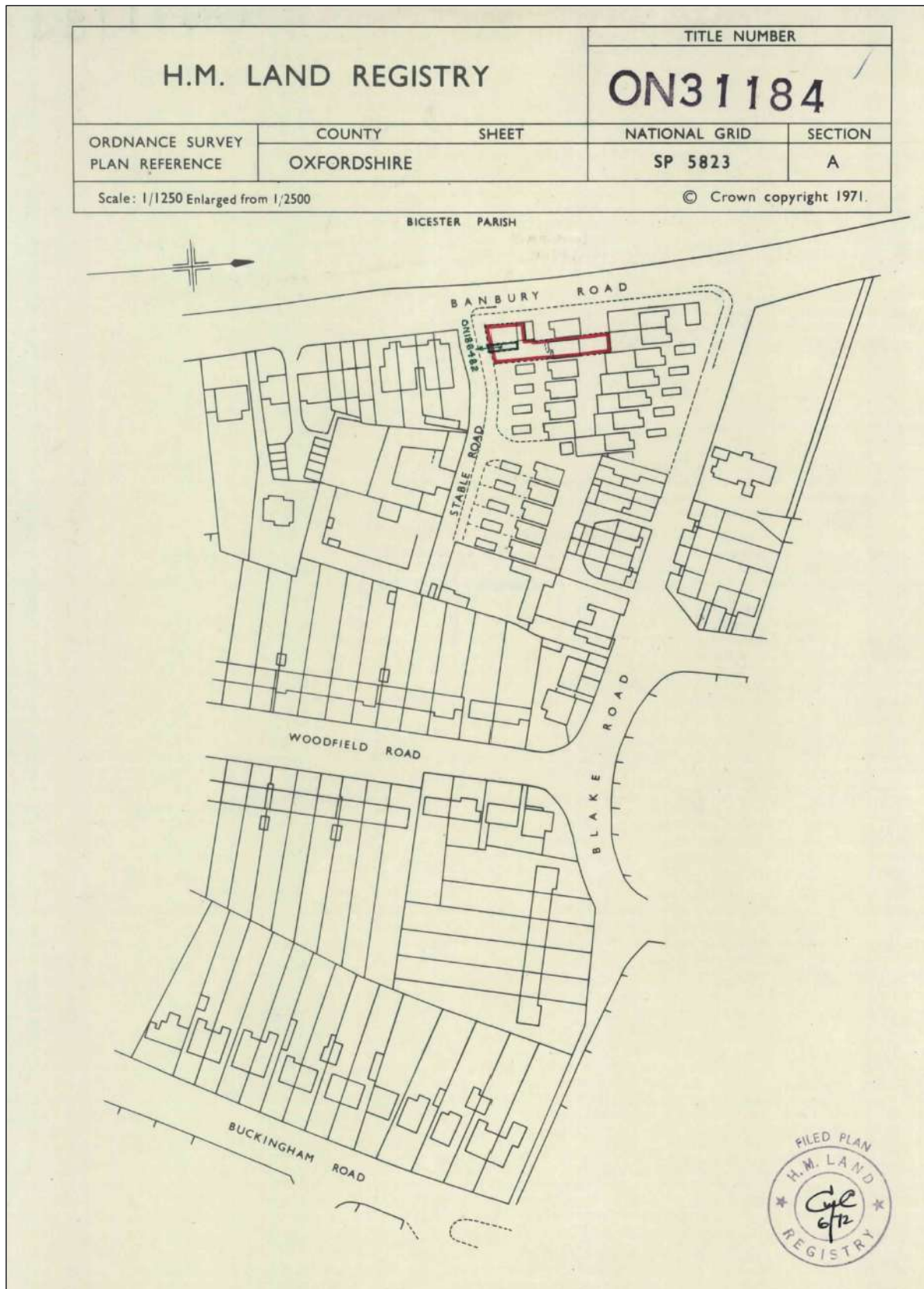
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