

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**12 Hampden Close, Glory Farm,
Bicester, Oxfordshire. OX26 4UG**

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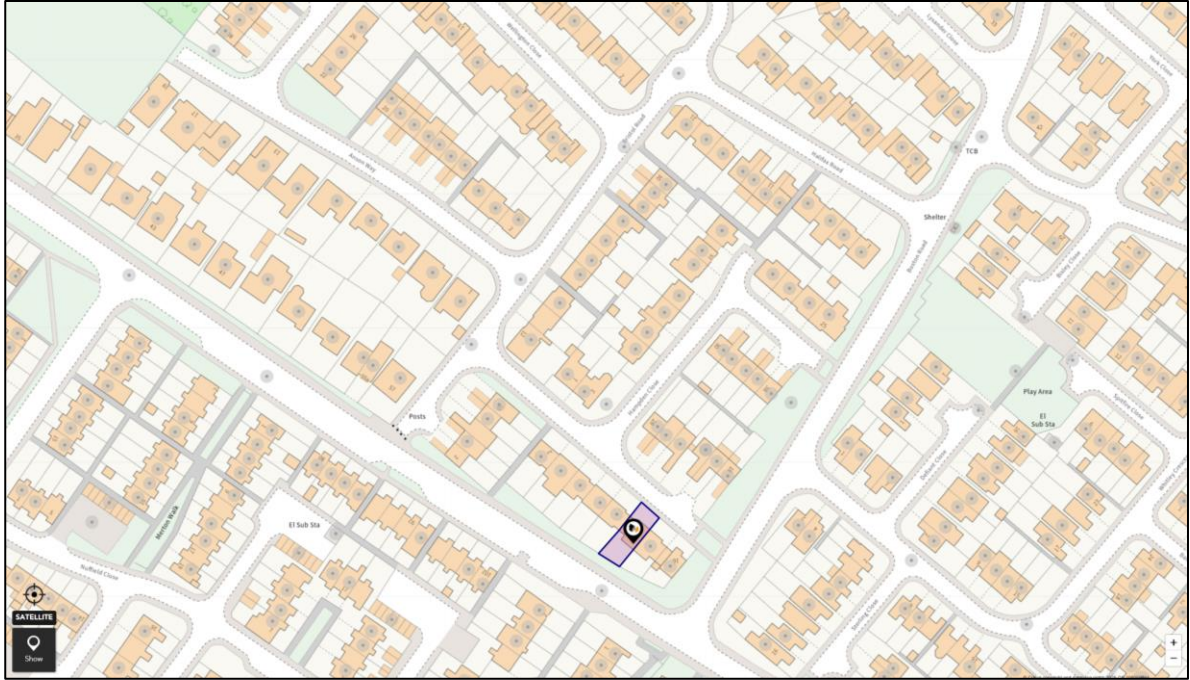
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62 North Street, Bicester. OX26 6NF

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249922

12 Hampden Close, Bicester, Oxon. OX26 4UG



End-of-Chain

A Four Bedroom Semi-Detached with a South West facing garden, 17Ft Kitchen Diner, 18Ft Living Room, the garage shortened to 11Ft and an 11Ft Utility Room plus covered outside area behind.

FREEHOLD (without fees)

Offers in Excess of: £ 400,000

- ❖ Entrance Porch, Cloakroom, Hall
- ❖ 17Ft x 10½ Ft Kitchen Diner
- ❖ 18Ft x 11½ Ft Living Room with patio door to the garden
- ❖ Large Utility Room (11Ft x 7½Ft) & External Covered Area
- ❖ Landing, Bathroom
- ❖ Four Bedrooms
- ❖ Bathroom with a shower bath
- ❖ South-West facing Rear Garden
- ❖ Recently Block Paved Front Garden with parking for 3 cars

VIEWING
APPOINTMENT:

DAY:

TIME:

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Ground Floor:

Outside courtesy light, part-glazed door to:-

PORCH:

Front aspect window, down lighting, laminate flooring, radiator, 8-paned glazed door to:-

HALL:

Plain plaster ceiling, down lighting, under-stairs cupboard, staircase, laminate flooring, radiator, 'tado' web-hosted central heating thermostat.

CLOAKROOM: 5'7 x 3'2.

Front aspect window to the porch, plain plaster ceiling, coving, ceramic tiled floor, chrome heated towel rail, marble half-tiled walls, concealed cistern dual flush WC, inset wash hand basin with cupboard under, mirror with wall cabinets either side, flybridge & downlighting.

LIVING ROOM: 17'11 x 11'11.

Rear aspect sliding patio door, rear aspect window, radiator, laminate flooring.

KITCHEN-DINER: 17'1 x 10'7.

Front aspect window, plain plaster ceiling, down lighting, laminate flooring, space for table & 6 chairs. Range of tall, base and wall units with roll-edge laminate worktops and tiled surrounds, 600mm tall unit housing double cavity fan oven – oven-grill and pan drawer, 400mm base unit, 600mm cutlery & pan drawers, 850 x 850mm corner base unit with 2 x 300mm doors, space for dish washer, 800mm sink base unit with 2 x 400mm doors, resin sink, 2nd 850 x 850mm corner base unit with 2 x 300mm doors, 400mm base unit, 600mm cutlery & pan drawers, integrated under-counter fridge, 300mm base unit, integrated under counter freezer (accessed from the far side of the counter top).

UTILITY ROOM: 10'10 x 7'8.

Rear aspect glazed PVC door to the external covered area plus adjoining window, wall mounted 'Worcester boiler' (behind black boxing), 1800mm Oak worktop with spaces under for washing machine & tumble dryer, 600mm base unit, space for 900mm wide fridge freezer, door to the shortened garage.

SHORTENED GARAGE: 10'11 x 7'11.

Door to the utility room, up-and-over door, light & power.

First Floor:

LANDING:

Loft hatch, coving, airing cupboard.

BATHROOM: 8'1 x 5'11.

Side aspect window, plain plaster ceiling, marble floor tiles, built-in cupboard, heated towel rail, 'square-edged P' shaped shower bath with thermostatic shower and rain head plus 2nd hand-held head and fix head support, aqua panel surrounds, concealed cistern dual flush WC, inset wash hand basin with cupboard under, light with shaver socket.

BEDROOM ONE: 11'10 overall including wardrobe x 8'11.

Front aspect window, plain plaster ceiling, radiator, fitted wall-to-wall wardrobe.

BEDROOM TWO: 11'10 x 8'9.

Rear aspect window, radiator, fitted wardrobe.

BEDROOM THREE: 9'5 x 9'0.

Rear aspect window, radiator, fitted wardrobe.

BEDROOM FOUR: 8'8 x 8'6 shortening to 5'6.

Front aspect window, plain plaster ceiling, down lighting, radiator, built-in cupboard.

Outside:

FRONT GARDEN:

Recently block-paved providing off-road parking for 3 cars side-by-side (two full-length and a 14Ft deep space).

REAR GARDEN:

210° (Mag) orientation South-West, covered area joining the utility room, 13A external power socket, recently laid patio, 'faux' grass.

Key Facts for Buyers:

EPC: Rating of D (65). Prior to new boiler being installed.

Council Tax: Band C

Approx. £2,190 per annum.

Construction Type: Steel frame.

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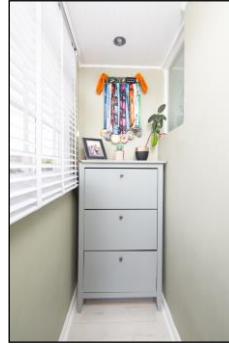
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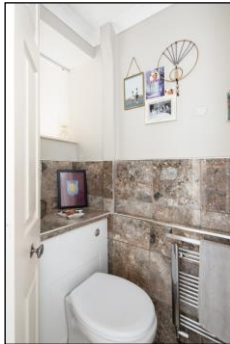
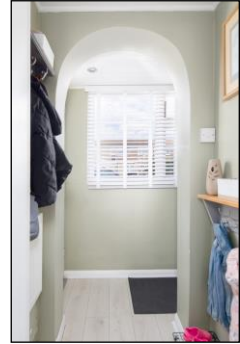
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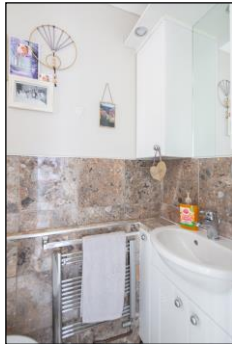
Front



Porch



Cloakroom



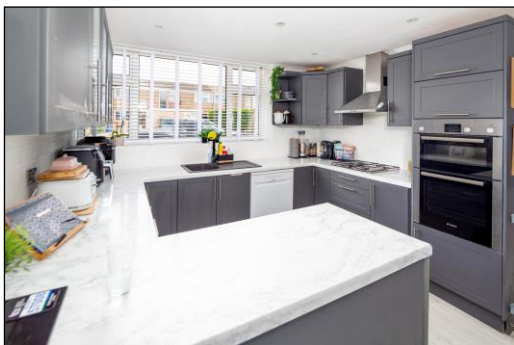
Hall



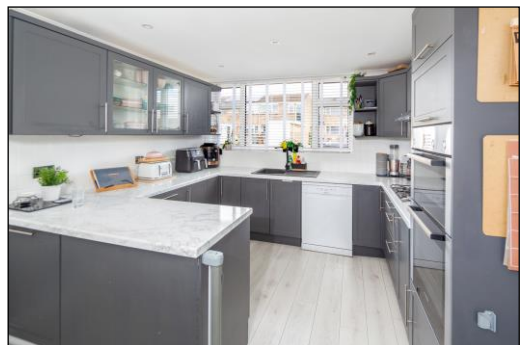
Kitchen Diner



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Utility Room



Living Room



Living Room



Living Room



Bathroom – Shower-bath with rain head



Bathroom

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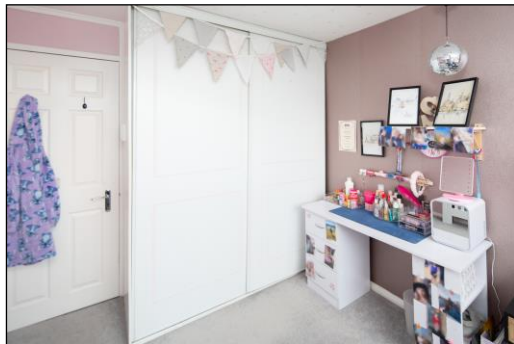
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Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Four

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	80 C
39-54	E		
21-38	F		
1-20	G		

EPC



Bedroom Four

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South-West Facing Garden



South-West Facing Garden



South-West Facing Garden



South-West Facing Garden

Notes for Solicitors:

Build & Road Adoption:

The property (Title No: ON226202) was originally built in the 1960's to house the American military stationed at ASAF Croughton and was later sold off to the public as the demands on military housing changed. The road is adopted so there are no estate rents, management or maintenance fees. The property is steel framed.

Re-configuration:

The garage has been shortened to create the large utility room all of which appears to lie within the original footprint. The wall has been added rather than moved as the garage was originally very deep being designed to house large American gas-guzzling cars of the 1960's. The flat roof over the garage and utility room has been replaced with a modern rubber based material. This roof has been extended out in-line with the rear elevation to create an exterior covered area. (refer to garden photos)

Gas and Electrics:

The 'Worcester' boiler in the utility room is a replacement. The sellers intend to commission an electrical safety certificate.

Onward Chain:

The property is offered to the market end-of-chain.

Current Ownership:

No housing association or help to buy is involved and regarding the redemption statement timing the current lender is Principality.

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