

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



17 Burns Crescent, Bicester, Oxfordshire. OX26 2YU

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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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**A Link-Detached House with Cloakroom, Living Room,
Kitchen Breakfast Room, open plan to a Large Family Diner
Extension, Three Good Sized Bedrooms, Bathroom,
Front and Rear Gardens and Off-Road Parking**

FREEHOLD

£ 475,000

- ❖ Entrance Hall
- ❖ Living Room
- ❖ Lobby and Cloakroom
- ❖ Inner Hall
- ❖ Kitchen Breakfast Room, open Plan to Dining Room
- ❖ Play Space
- ❖ Landing
- ❖ Three Good Sized Bedrooms and Bathroom
- ❖ Front and Rear Gardens
- ❖ Garage and Driveway Parking

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Key Facts for Buyers:

EPC: Rating of D (68).
Council Tax: Band D
Approx. £2,583 per annum.

Ground Floor:

Outside courtesy light, part glazed security front door to:

ENTRANCE HALL: 4'6 x 3'9 plus built-in cupboard Side aspect PVC window, plain plaster ceiling, downlighting, coats cupboard enclosing gas meter, open plan to:

LIVING ROOM: 20'3 x 15'1

Front aspect PVC bow window, two radiators, "Karndean" luxury vinyl flooring, four wall light points, dimmer switch, TV point.

LOBBY:

Plain plaster ceiling, "Karndean" flooring, understairs cupboard.

CLOAKROOM: 5'3 x 3'10

Side aspect PVC window, plain plaster ceiling, downlighting, ceramic tiled floor, chrome heated towel rail, fully tiled walls, dual flush close coupled WC, wall hung wash hand basin.

INNER HALL:

Plain plaster ceiling, downlighting, "Karndean" flooring, staircase, central heating thermostat and programmer, open plan to:

KITCHEN BREAKFAST ROOM: 15'11 x 8'9

Open plan to family/dining room extension, plain plaster ceiling, downlighting, polished floor tiles. Range of tall base and eye level units with rounded corners, Granite worksurface, upstands and breakfast bar for three people, tall unit (600mm wide) with 1000mm integrated fridge, 640mm integrated freezer (3 drawers), 150mm slide out rack, 1000mm cutlery and pan drawers, 150mm slide out rack, tall larder unit (600mm wide), 300mm corner base unit, 850mm x 850mm concave corner unit, 800mm cutlery and pan drawers, 4-ring induction hob, ceramic splashback, 850mm x 850mm concave corner unit, 800mm base unit with undermounted porcelain sink, 850mm x 850mm concave corner unit, integrated washing machine, integrated dishwasher, tall unit (600mm wide) with integrated fan oven/grill microwave combi, open plan to:

DINING/FAMILY ROOM: 14'3 x 11'11

Brick cavity base, PVC window sections, French doors, three skylights, polished floor tiles, vertical radiator, triple dimmer switch.

First Floor:

LANDING: 16'3 x 6'2 plus built-in cupboard

Side aspect PVC window, plain plaster ceiling, access to loft space, built-in cupboard.

BATHROOM: 8'8 x 6'4 widening to 8'8

Rear aspect PVC window, plain plaster ceiling, downlighting, polished floor tiles, fully tiled walls, panel enclosed bath, mixer tap shower attachment, vertical chrome radiator, inset wash hand basin and wall hung cupboard, concealed cistern dual flush WC, 1400mm x 800mm shower enclosure, thermostatic shower, fixed rain head, hand held head, sliding head support, illuminated mirror.

BEDROOM ONE: 12'0 x 9'0 plus built-in 2-door wardrobe

Front aspect PVC window, plain plaster ceiling, radiator, built-in 2-door wardrobe.

BEDROOM TWO: 12'0 x 9'0 plus built-in 2-door wardrobe

Front aspect PVC window, plain plaster ceiling, radiator, built-in 2-door wardrobe.

BEDROOM THREE: 11'0 x 8'9

Rear aspect PVC window, plain plaster ceiling, radiator, built-in 2-door wardrobe.

Outside:

FRONT GARDEN: refer to photograph

Off-road parking for 2-3 cars.

REAR GARDEN: refer to photographs

232⁰ magnetic south-west, side patio, outside tap, "faux" grass, boiler cupboard enclosing "Ideal Logic Combi C30" boiler.

PLAY SPACE (PART OF GARAGE): 14'2 x 9'6

Accessed from the inner hall, rear of the garage, rear aspect half glazed PVC door, rear aspect PVC window, plain plaster ceiling, vinyl flooring, radiator, door to remainder of garage (*not to building control*).

REMAINDER OF GARAGE: 11'9 x 9'6

Up and over door, electric meter box.

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Front Door and Entrance Hall



Inner Hall and Cloakroom



Living Room



Living Room



Living Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room

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Kitchen Breakfast Room, open plan to Family/Dining Extension



Family/Dining Extension

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Family/Dining Extension



Play Area (rear of garage)



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three

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Bathroom



Patio Area



Rear Garden



Rear Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

EPC

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