

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



25 Hawksmead, Bicester, Oxfordshire. OX26 6ST

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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

25 Hawksmead, Bicester, Oxfordshire. OX26 6ST



Tucked away at the Head of the Cul-de-Sac with a Sheltered and Green Outlook, a Two Bedroom Terraced House with Cloakroom, Lounge Diner, Kitchen, Bathroom, Front and Rear Gardens, and Off-Road Parking for Two Cars Side-By-Side

FREEHOLD

£295,000

- ❖ Entrance Hall and Cloakroom
- ❖ Lounge Diner
- ❖ Kitchen
- ❖ Landing
- ❖ Two Bedrooms
- ❖ Bathroom
- ❖ Front and Rear Gardens
- ❖ Off-Road Parking for Two Cars Side-by-Side
- ❖ Sheltered and Green Outlook at end of Cul-de-Sac
- ❖ Close to Local Amenities
- ❖ Walking Distance to Town Centre and Bicester Village and Station

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Key Facts for Buyers:

EPC: Rating of C (74).
Council Tax: Band C
Approx. £2,314 per annum.

Ground Floor:

OPEN PORCH:

Outside courtesy light, outside electricity meter box, ground level outside gas meter box, part glazed PVC front door to:

ENTRANCE HALL:

Radiator, staircase, central heating thermostat.

CLOAKROOM: 6'1 x 3'0

Front aspect PVC window, RCD electricity consumer unit (*metal – September 2025*), vinyl flooring, close coupled WC, wash hand basin, radiator.

KITCHEN: 8'9 x 6'3

Front aspect PVC window, vinyl flooring. Range of base and eye level units, roll edge laminate worksurface, tiled surrounds, 150mm tray space, 610mm slot for washing machine, 500mm under sink base unit enclosing stopcock, 800mm corner base unit with 400mm door, stainless steel and glass fan oven/grill, stainless steel 4-ring gas hob, pull out extractor hood, 800mm corner base unit with 300mm door and drawer, 600mm base unit with drawer, 640mm space for upright fridge freezer.

LOUNGE DINER: 13'6 x 12'5

Rear aspect sliding patio door, rear space PVC window, 'S' profile coving, understairs cupboard, two radiators, broadband hub, TV point.

First Floor:

LANDING:

Access to loft space, airing cupboard enclosing "Logic Ideal + Combi 24" boiler.

BATHROOM: 6'5 x 6'3

Rear aspect PVC window, extractor fan, vinyl flooring, radiator, panel enclosed bath, "Triton T80z" shower over, sliding head support, close coupled WC, wash hand basin.

BEDROOM ONE: 13'6 x 8'11

Front aspect PVC window, radiator, built-in 2-door wardrobe, bulkhead shelf.

BEDROOM TWO: 9'8 x 6'9

Rear aspect PVC window, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Approx. 30ft x 14 ft.

PARKING:

Parking for two cars side-by-side.

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Front



Entrance Hall



Cloakroom



Kitchen



Kitchen



Kitchen



Lounge Diner



Lounge Diner

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Lounge Diner



Lounge Diner



Landing



Bedroom One



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

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Bathroom



Rear Garden



Rear Garden Overview



Rear Elevation



Rear Garden



Area for Bin Storage



Parking Area

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Space for Notes

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