

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



3 Withington Road, Bicester, Oxfordshire. OX26 6RN

On a large corner plot, a good sized, three bedroom semi-detached with large garden, close to town and plenty of brick built outbuildings.

BARTON FLEMING

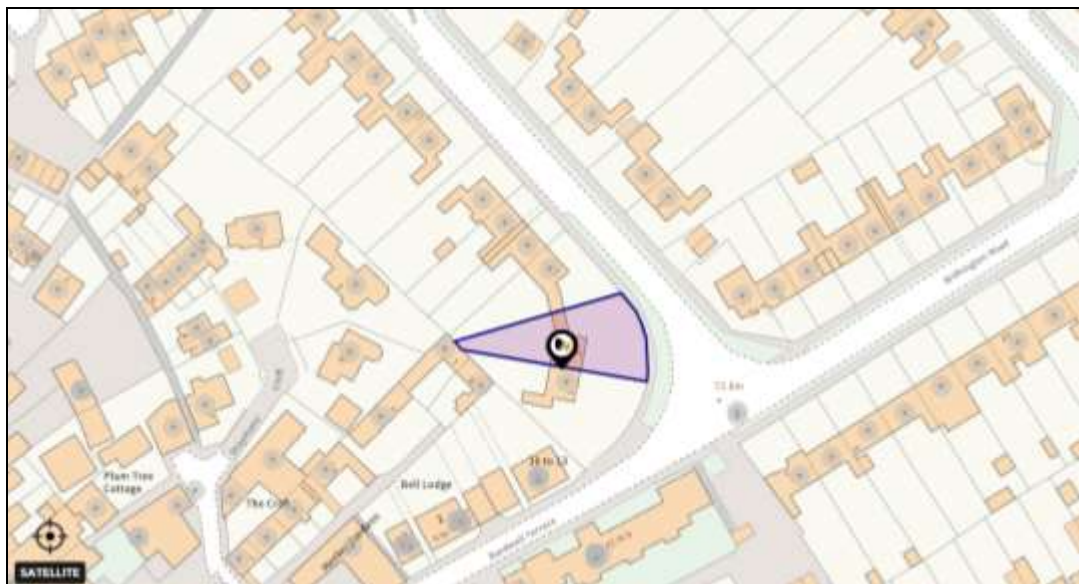
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

3 Withington Road, Bicester, Oxfordshire. OX26 6RN



Close to the Town Centre, A Three Bedroom Semi-Detached House with Living Room, Dining Room, Kitchen, Bathroom, Front and Rear Gardens and Various Outhouses

FREEHOLD

£ 375,000

- ❖ Entrance Porch and Entrance Hall
- ❖ Living Room
- ❖ Dining Room
- ❖ Kitchen
- ❖ Landing
- ❖ Bathroom
- ❖ Three Bedrooms
- ❖ Front and Rear Gardens
- ❖ Outhouses including Covered Alley, WC, Small Shed and Large Shed
- ❖ Walking Distance to Town Centre and Train Stations

BARTON FLEMING

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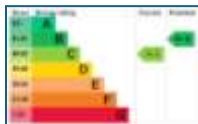
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Key Facts for Buyers:

EPC: Rating of C (70).
Council Tax: Band A
Approx. £1,722 per annum.



Ground Floor:

Part-glazed security front door to:

ENTRANCE PORCH:

Twin front aspect PVC windows either side of front door, part-glazed PVC door to:

ENTRANCE HALL:

Radiator, understairs recess, staircase, central heating thermostat.

LIVING ROOM: 15'2 x 11'11

Front aspect PVC window, two radiators.

DINING ROOM: 9'6 x 8'7

Rear aspect half glazed PVC door and adjacent window, plain plaster ceiling, radiator.

KITCHEN: 12'6 x 8'7

Rear aspect PVC window, plain plaster ceiling, ceramic tiled floor. Range of tall base and eye level units, 300mm base unit, 800mm base unit with two 400mm doors, stainless steel sink, 600mm space for washing machine, 500mm base unit, stainless steel and glass fan oven/grill, 4-ring ceramic electric hob, stainless steel extractor hood, 600mm base unit, tall unit (600mm wide) enclosing fuse box (plastic), 550mm space for undercounter fridge freezer, 300mm base unit, 500mm base unit, 1000mm corner base unit with 500mm door.

First Floor:

LANDING:

Side aspect PVC window, access to loft space, radiator.

BATHROOM: 7'10 x 5'6

Rear aspect PVC window, extractor fan, vinyl flooring, radiator, fully tiled walls, panel enclosed bath with mixer tap, shower attachment, sliding head support, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM ONE: 11'11 x 11'10

Front aspect PVC window, radiator, built-in single wardrobe (*originally the airing cupboard*).

BEDROOM TWO: 12'1 x 8'9

Two rear aspect PVC windows, radiator, two built-in single wardrobes.

BEDROOM THREE: 8'11 x 7'3

Front aspect PVC window, radiator, boiler cupboard enclosing "Worcester Greenstar 30i Erp" condensing combi boiler.

Outside:

FRONT GARDEN: refer to photograph

Driveway.

REAR GARDEN: refer to photographs

Approx. 60ft deep x 33ft wide, tapering to a point.

OUTHOUSES:

COVERED ALLEY:

Front aspect half glazed PVC door, rear aspect half glazed PVC door, light.

WC:

Vinyl flooring, wall mounted panel heater, dual flush close coupled WC, pedestal wash hand basin, "Triton" water heater for hot tap.

SMALL SHED:

Originally outside WC, light.

LARGE SHED: 10'0 x 6'10

Front aspect PVC window, rear aspect PVC window, laminate flooring, extension power, security light.

Agent's Note:

The property was originally a post-war prefabricated 'Unity Home', but has been specialist repaired to conform to standard build and has a PRC certificate for mortgage lending.

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Front



Entrance Porch



Entrance Hall



Living Room



Living Room



Living Room



Dining Room



Dining Room

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Kitchen



Kitchen



Landing



Bedroom One



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

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Bedroom Three



Bedroom Three



Bathroom



Large Outbuilding (10'0 x 6'10)



Outbuilding Covered Alley



Outdoor Shed and Outdoor WC



Rear Garden



Rear Garden

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Space for Notes

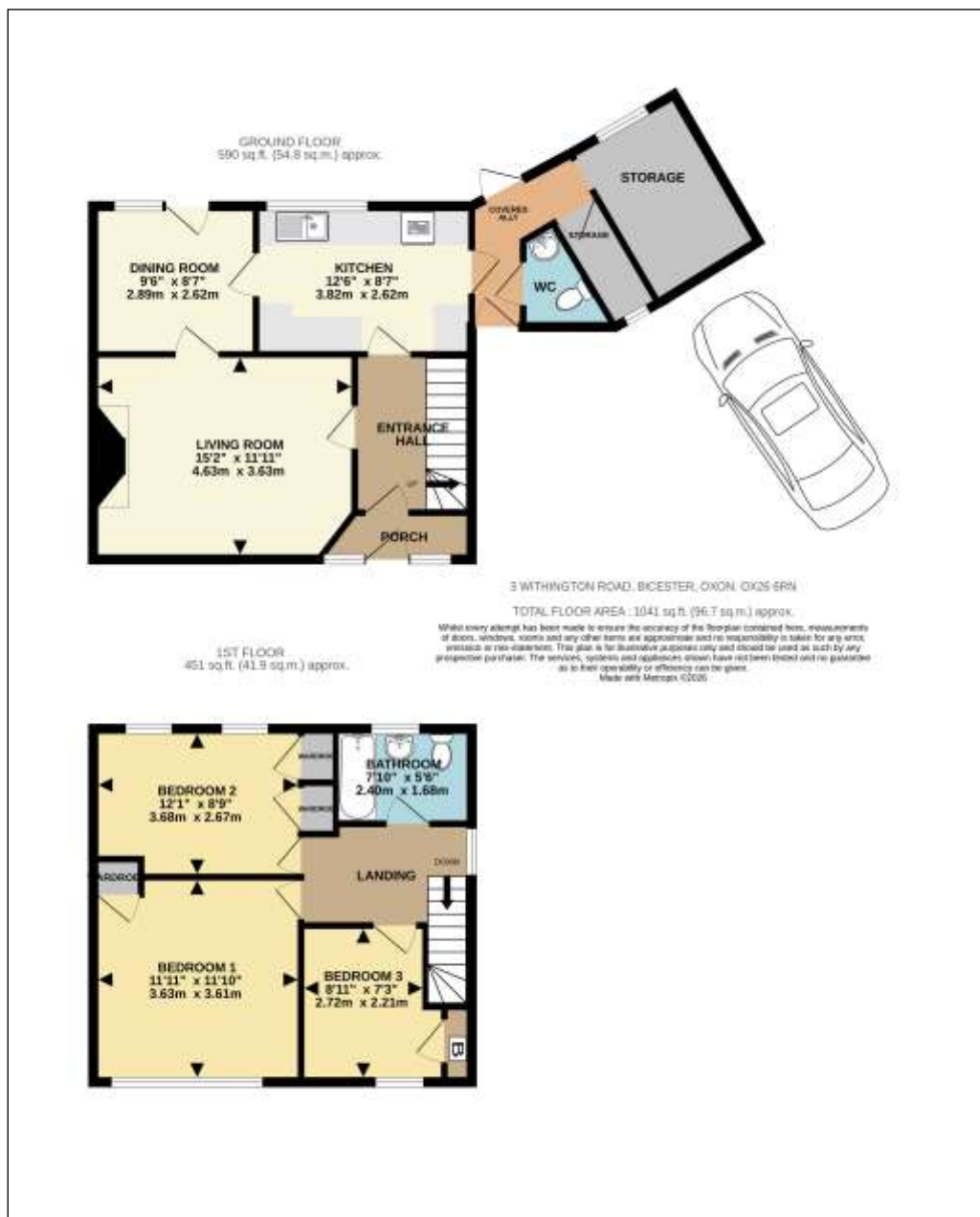
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