

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**30 Blenheim Drive, Bicester, Oxfordshire. OX26 2ND**

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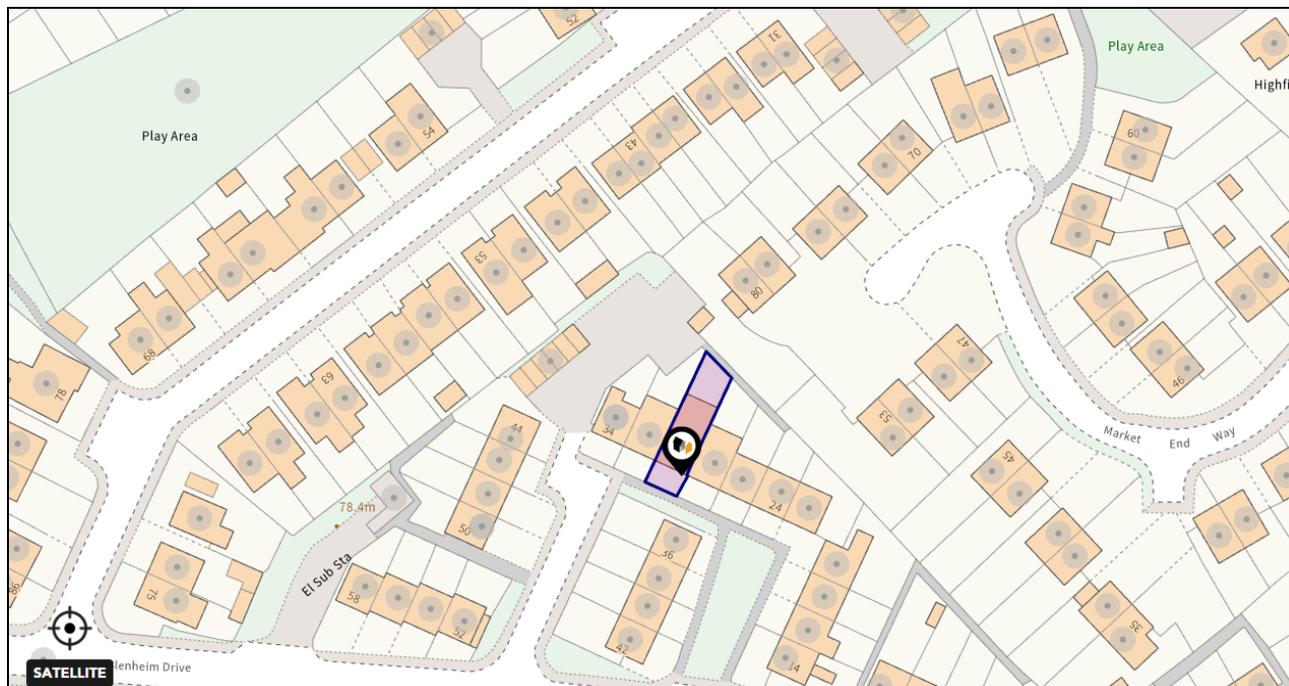
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Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### 30 Blenheim Drive, Bicester, Oxfordshire. OX26 2ND



**Extended to a Four Bedroom Terraced House with Cloakroom,  
Living Room, Extended Kitchen Diner, Bathroom  
and Front and Rear Gardens**

**FREEHOLD**

**£ 330,000**

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Living Room
- ❖ Extended Kitchen Diner
- ❖ Landing
- ❖ Four Bedrooms (one to the ground floor)
- ❖ Bathroom
- ❖ Front and Rear Gardens

VIEWING  
APPOINTMENT:

DAY:

TIME:

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### Ground Floor:

Half glazed PVC front door to:

#### **ENTRANCE HALL: 15'0 x 8'0.**

Front aspect PVC window adjacent to the door, radiator, laminate flooring, central heating thermostat, understairs cupboard, staircase.

#### **CLOAKROOM: 6'2 x 3'9.**

Front aspect PVC window, plain plaster ceiling, ceramic tiled floor, concealed cistern WC, inset wash hand basin.

#### **LIVING ROOM: 17'11 x 11'7 narrowing to 8'9.**

Front aspect PVC window, coving, laminate flooring, radiator.

#### **KITCHEN DINER: 18'1 x 16'4.**

Rear aspect half glazed PVC door to the Utility Conservatory, coving, ceramic tiled floor, radiator, built-in cupboard. Range of base and eye level units, Beech worksurfaces, tiled surrounds, 500mm drawers, 400mm shallow base, two sets of 300mm drawers, space for 600mm wide fridge freezer, tall fan oven/oven grill (*double cavity*), 4-ring ceramic gas hob, extractor hood, 300mm drawers, 600mm base unit, space for washing machine, space for dishwasher, 1000mm base unit with two 500mm doors, 400mm shallow base unit, 500mm shallow base unit, 600mm tall shallow unit.

#### **UTILITY CONSERVATORY: 9'0 x 8'9.**

Single skin construction. Rear aspect door to the garden, PVC window sections, polycarbonate sandwich roof. Base unit, worktop and spaces for 3 appliances.

#### **BEDROOM FOUR: 13'7 x 7'6.**

Rear aspect PVC window, plain plaster ceiling, downlighting, coving, laminate flooring, radiator.

### First Floor:

#### **LANDING:**

Access to loft space (*drop down ladder*), wooden flooring.

#### **BATHROOM:**

Front aspect PVC window, plain plaster ceiling, ceramic tiled floor, chrome heated towel rail, fully tiled walls, concealed cistern WC, inset wash hand basin with cupboard under, corner bath.

#### **BEDROOM ONE: 13'1 x 11'3 narrowing to 8'8.**

Rear aspect PVC window, coving, wooden flooring, wardrobe recess, radiator.

#### **BEDROOM TWO: 9'7 widening to 11'10 by door x 9'3.**

Front aspect PVC window, coving, wooden flooring, radiator.

#### **BEDROOM THREE: 8'4 x 7'4 plus built-in wardrobe.**

Rear aspect PVC window, coving, wooden flooring, built-in single wardrobe, radiator.

### Outside:

**FRONT GARDEN: refer to photograph**

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

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Front



Hall



Hall, Cloakroom



Dining Area



Extended Kitchen



Extended Kitchen



Living Room



Living Room

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Ground Floor Bedroom Four



Utility Conservatory



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Rear Garden

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### Space for Notes

#### Key Facts for Buyers:

**EPC:** Rating of C (74).

**Council Tax:** Band C

Approx. £2,190 per annum.

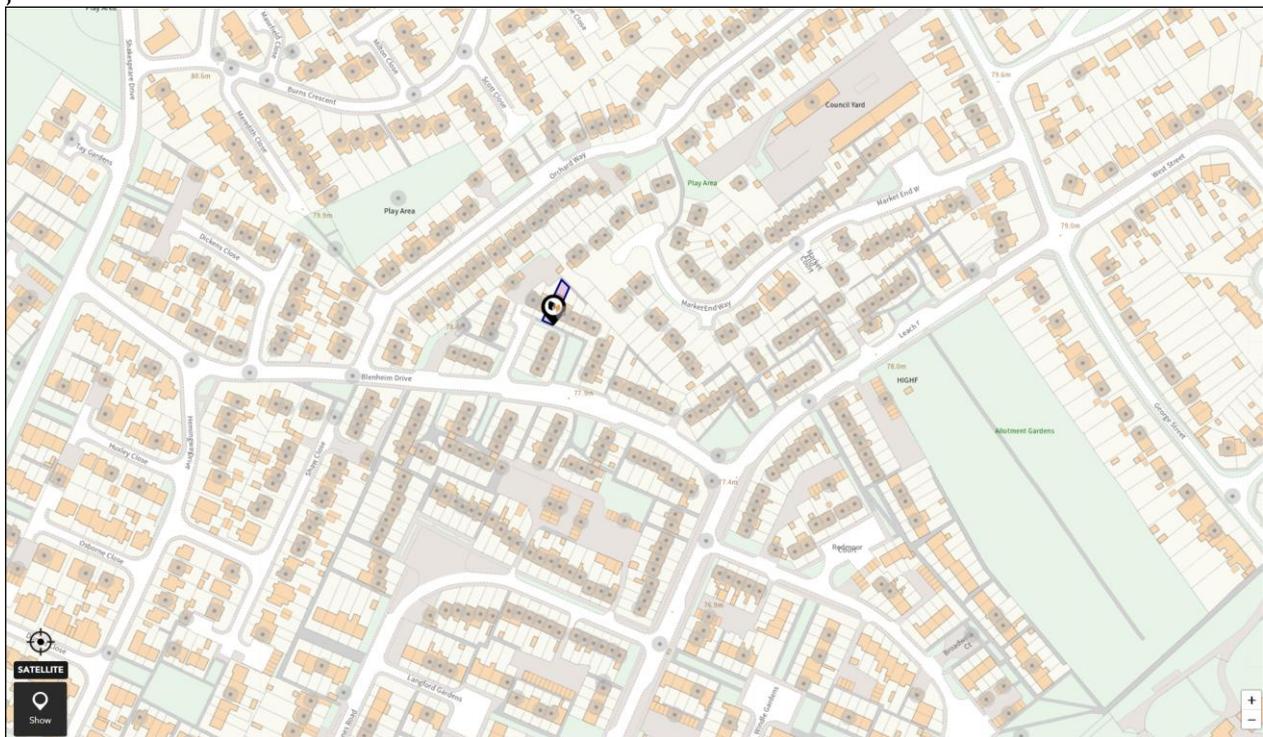
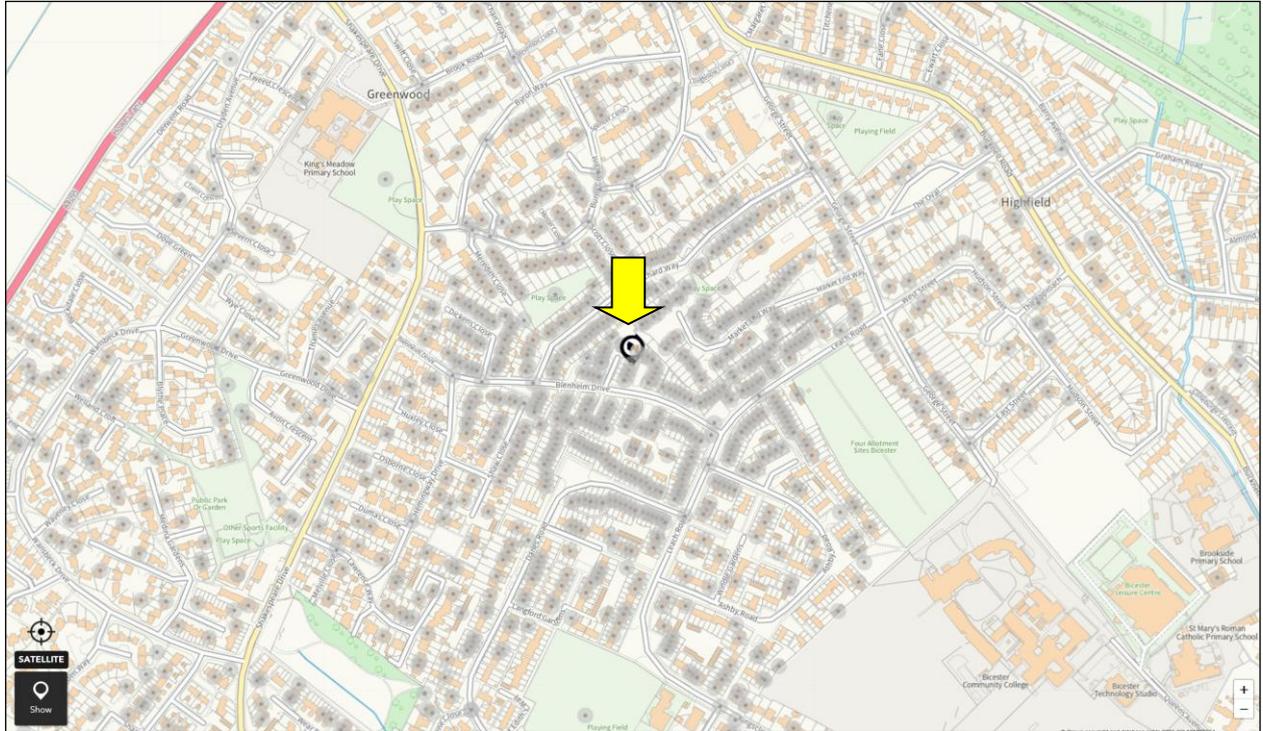
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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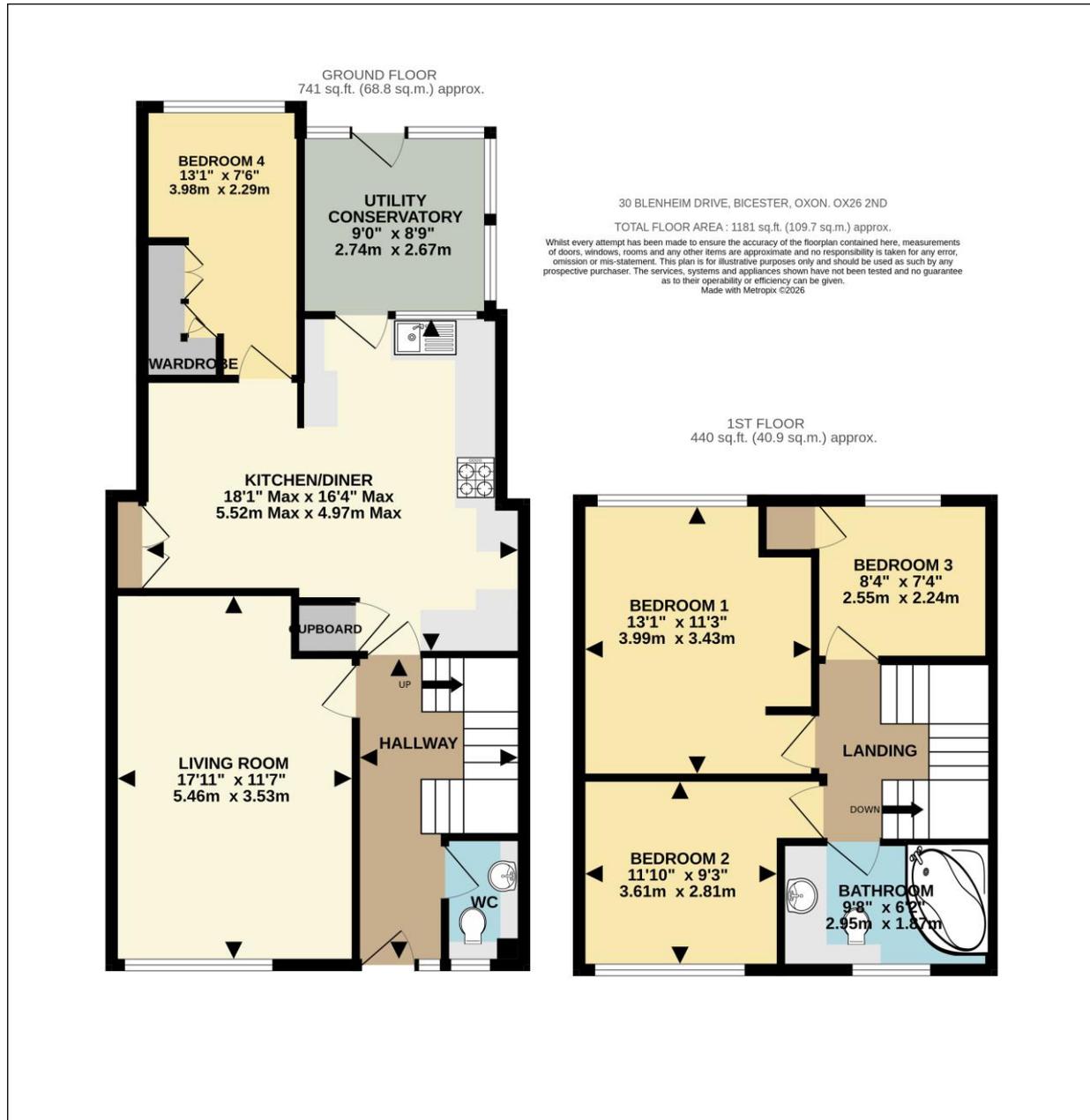
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