

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



2 Japonica Close, Bicester, Oxfordshire. OX26 3YB

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

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**Three Bedroom Detached House with Cloakroom, Living Room,
Dining Room, Kitchen, Bathroom and En-Suite,
Front and Rear Gardens, Garage and Driveway Parking**

FREEHOLD

£ 425,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Living Room and Separate Dining Room
- ❖ Kitchen
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Garage and Driveway Parking
- ❖ Close to Local Amenities

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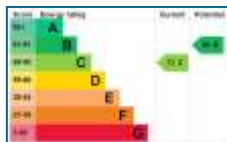
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Key Facts for Buyers:

EPC: Rating of C (73).
Council Tax: Band D
Approx. £2,583 per annum.



Ground Floor:

Part leaded light glazed PVC front door to:

ENTRANCE HALL:

Front aspect PVC window, radiator, laminate staircase, "Hive" central heating thermostat.

CLOAKROOM: 5'9 x 2'10

Front aspect PVC window, RCD/MCB electricity metal consumer unit (*last inspected 02/09/2023*), radiator, vinyl flooring, dual flush close coupled WC, wash hand basin and cupboard under.

LIVING ROOM: 18'0 x 10'11

Front aspect PVC window, rear aspect PVC French doors, two radiators, laminate flooring, BT broadband hub.

DINING ROOM: 10'5 x 9'0

Front aspect PVC window, radiator, laminate flooring.

KITCHEN: 13'6 x 8'6

Rear aspect half glazed door, PVC door to garden, rear aspect PVC window, understairs cupboard (*custom shelved pantry*). Range of tall base and eye level units, roll edge laminate worksurfaces, tiled surrounds, tall unit (*600mm wide*) with 50:50 fridge freezer (*3-drawers*), space for washing machine, 600mm undersink, base unit, 1½ bowl Earthenware enamelled sink, space for dishwasher, corner base unit with 300mm door, 600mm cutlery and pan drawers, 4-ring stainless steel gas hob, tiled splashback, stainless steel extractor hood, 900mm x 900mm corner base unit with two 300mm doors and carousel, 400mm base unit with drawer, tall unit (*600mm wide*) with two fan ovens.

First Floor:

LANDING:

Rear aspect PVC window, airing cupboard enclosing "Vaillant Eco Tec Plus" boiler.

BATHROOM: 7'2 x 6'0

Rear aspect PVC window, extractor fan, vinyl floor tiles, radiator, wide panel enclosed bath, mixer tap shower attachment, grips, tiled surrounds, pedestal wash hand basin, close coupled WC.

BEDROOM ONE: 11'8 x 10'4

Front aspect PVC window, coving, radiator, bulkhead with cupboard over.

EN-SUITE: 6'0 x 5'8

Front aspect PVC porthole window, extractor fan, vinyl flooring, chrome heated towel rail, shower enclosure with thermostatic shower, sliding head support, dual flush close coupled WC, pedestal wash hand basin (*shaver socket behind cabinet with blanked electrics*).

BEDROOM TWO: 11'1 x 8'7

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

BEDROOM THREE: 9'0 x 8'2

Rear aspect PVC window, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

GARAGE: 16'8 x 8'6

Up and over door, light and power, eaves storage.

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Entrance Hall



Cloakroom



Living Room



Living Room



Dining Room



Dining Room



Kitchen



Kitchen

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Kitchen



Bathroom



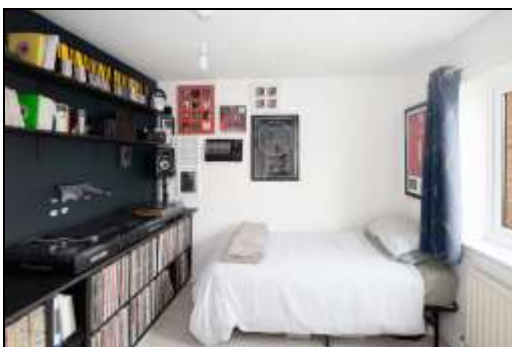
Bedroom One



Bedroom One



Bedroom One



Bedroom Three



En-Suite to Bedroom One

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Bedroom Two



Bedroom Two



Rear Garden



Rear Garden



Rear Garden

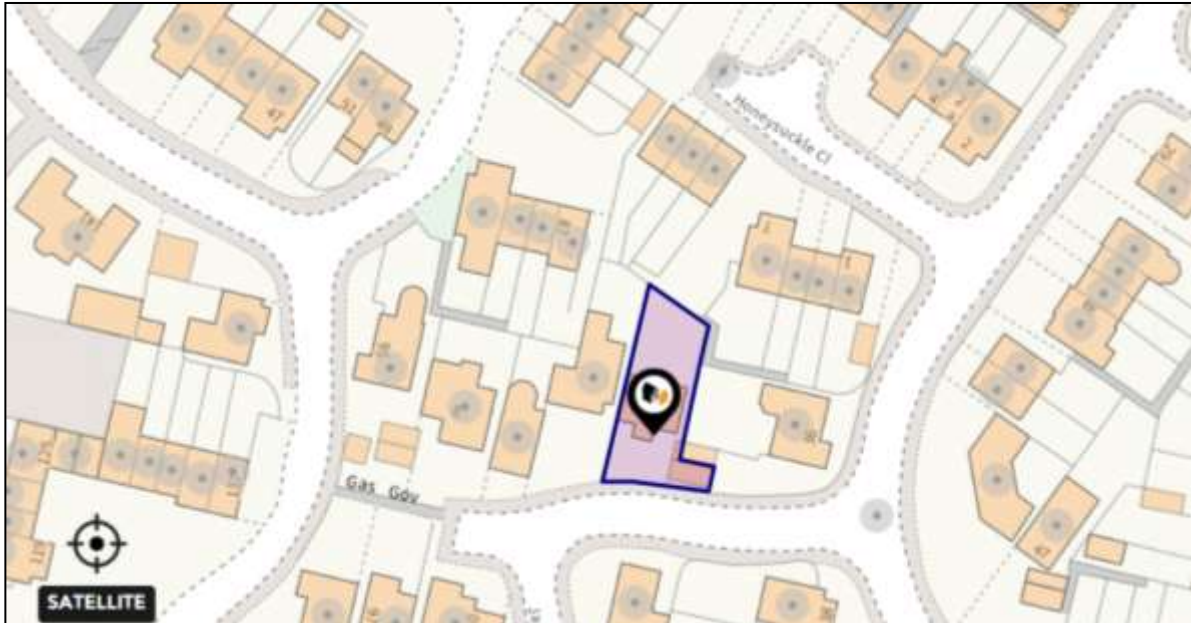
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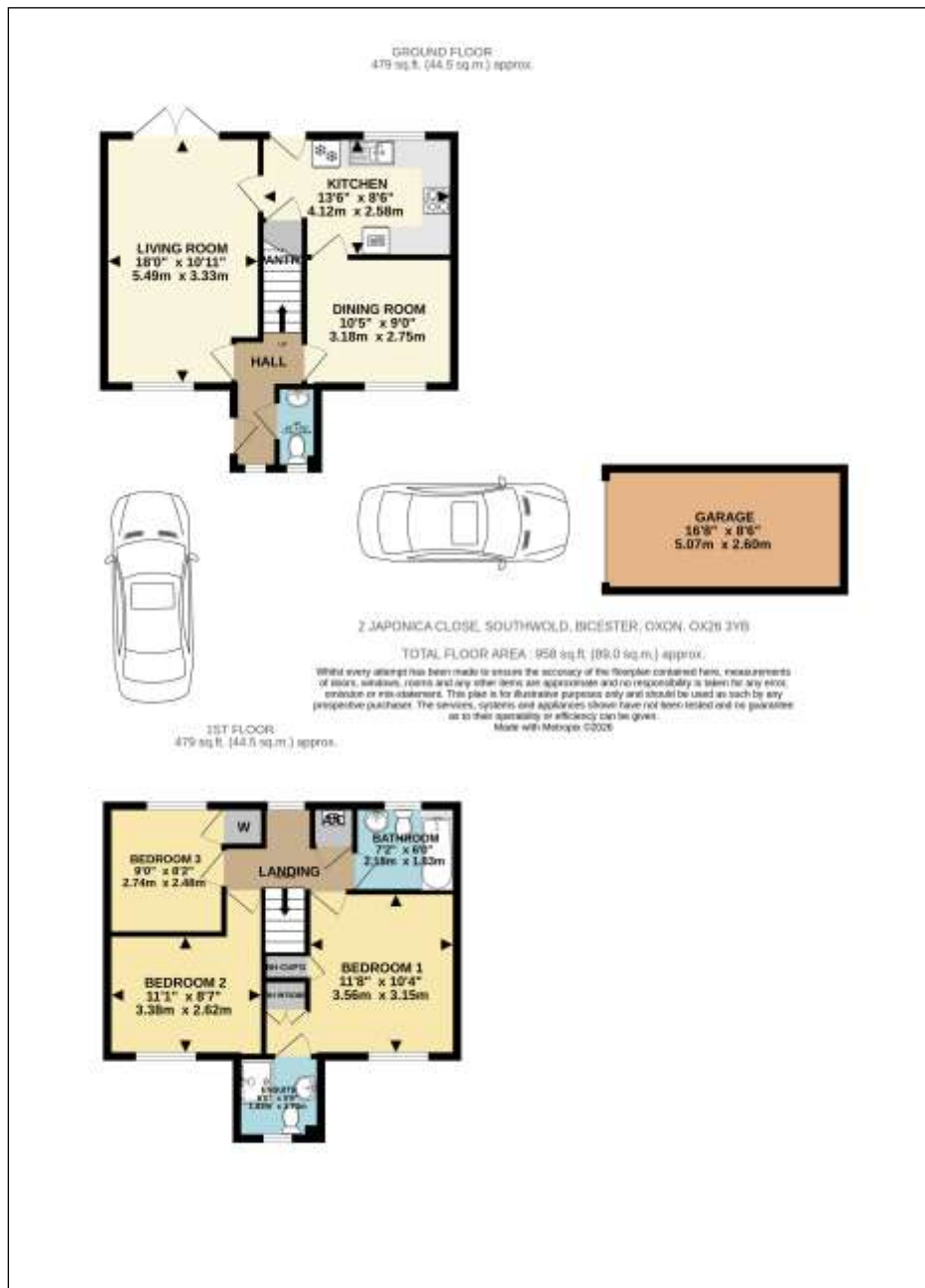
Space for Notes

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