

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



39 Lancaster Close, Glory Farm, Bicester, Oxfordshire. OX26 4TT

A rare opportunity to acquire a 14-foot wide two-bedroom semi-detached with a cloakroom and full width kitchen diner, a size more commonly associated with 3-bedroom houses. Two side-by-side parking bays and lots of hard-standing, all to the front plus a large South-West facing rear garden.

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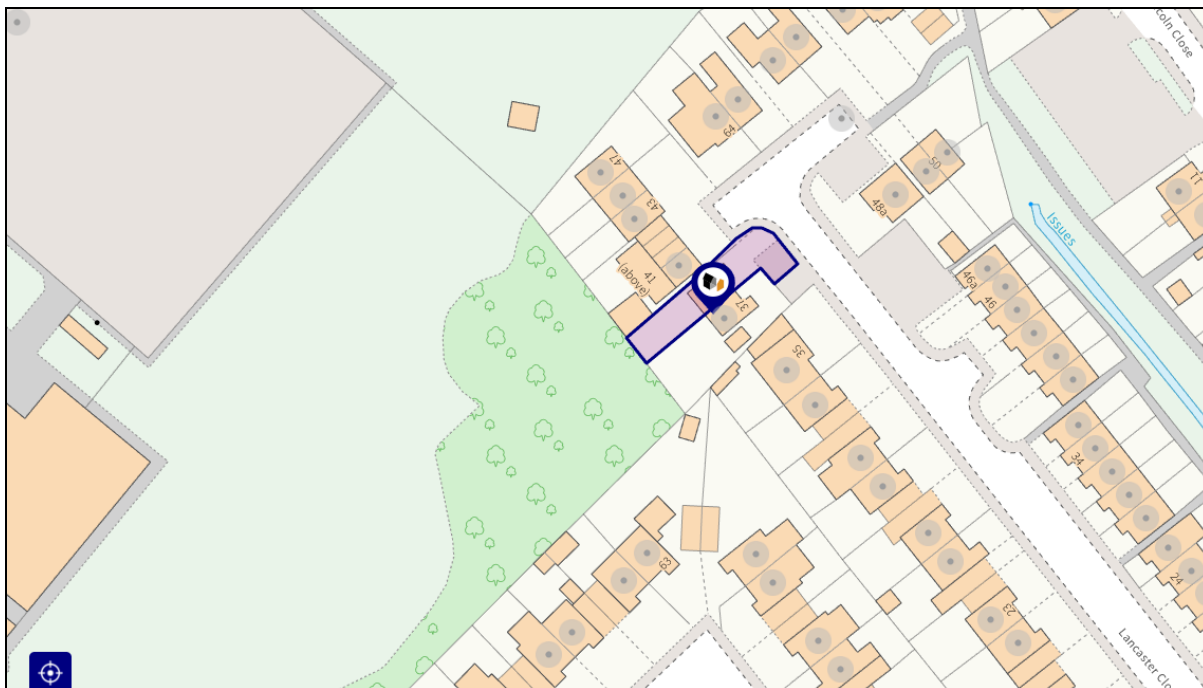
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62 North Street, Bicester. OX26 6NF

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249922

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Backing on to Green Space, A Two Bedroom Semi-Detached House with Cloakroom, Living Room, Kitchen Diner, Bathroom, Front and Rear Gardens, and Parking for Up to Five Cars on Hard-standing

FREEHOLD

£ 325,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Landing
- ❖ Bathroom
- ❖ Two Bedrooms
- ❖ Front and Rear Gardens
- ❖ Parking for up to Five Cars on Cotswold Stone Hardstanding
- ❖ Close to Local Amenities

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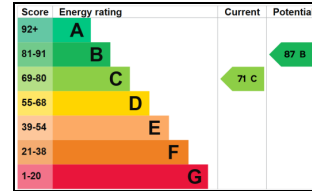
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Key Facts for Buyers:

EPC: Rating of C (71).
Council Tax: Band C
Approx. £2,322 per annum.



Ground Floor:

Outside courtesy light, part-glazed security front door to:

ENTRANCE HALL:

Side aspect PVC window, radiator, laminate flooring, staircase.

CLOAKROOM: 3'9 x 2'9.

Front aspect PVC window, RCD/MCB electricity consumer unit, radiator, laminate floor, close coupled WC, corner wash hand basin.

LIVING ROOM: 10'11 x 10'10.

Front aspect PVC bay window, understairs cupboard containing "Eco Tech Pro 24" boiler, laminate flooring, radiator, BT master socket.

KITCHEN DINER: 14'3 x 8'1.

Rear aspect PVC window, sliding patio door, plain plaster ceiling, downlighting, click laminate flooring, space for table and chairs. Range of base and eye level units, roll edge laminate worksurface, tiled surrounds, space for washing machine, space for dishwasher, 600mm base unit, 800mm corner base unit with 400mm door, stainless steel and glass fan oven/grill, 4-ring stainless steel hob, stainless steel extractor hood, 150mm slide out unit, 1000mm corner base unit with 500mm door and magic trays, 600mm base unit, space for 800mm wide fridge freezer.

First Floor:

LANDING:

Side aspect PVC window, access to loft space, airing cupboard.

BATHROOM: 6'4 x 5'6.

Rear aspect PVC window, extractor fan, ceramic tiled floor, radiator, panel enclosed bath with mixer tap, shower attachment, sliding head support, screen, pedestal wash hand basin, close coupled WC.

BEDROOM ONE: 11'2 widening to 14'3 x 9'0.

Twin front aspect PVC windows, radiator, built-in 2-door wardrobe.

BEDROOM TWO: 8'10 x 7'7.

Rear aspect PVC window, radiator.

Outside:

FRONT GARDEN: refer to photograph Gate.

REAR GARDEN: refer to photographs South-West facing, outside tap, side gate.

PARKING:

Two bays on the title to the front and also hard standing on Cotswold stone to the front.

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Front



Entrance Hall



Cloakroom



Living Room



Kitchen-Diner



Living Room



Kitchen-Diner



Kitchen-Diner

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Kitchen-Diner



Bathroom



Bedroom One - wardrobe



Bedroom One



Bedroom Two



Landing



Rear Elevation

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South-West Rear Garden



South-West Rear Garden

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Rear Elevation

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Space for Notes:

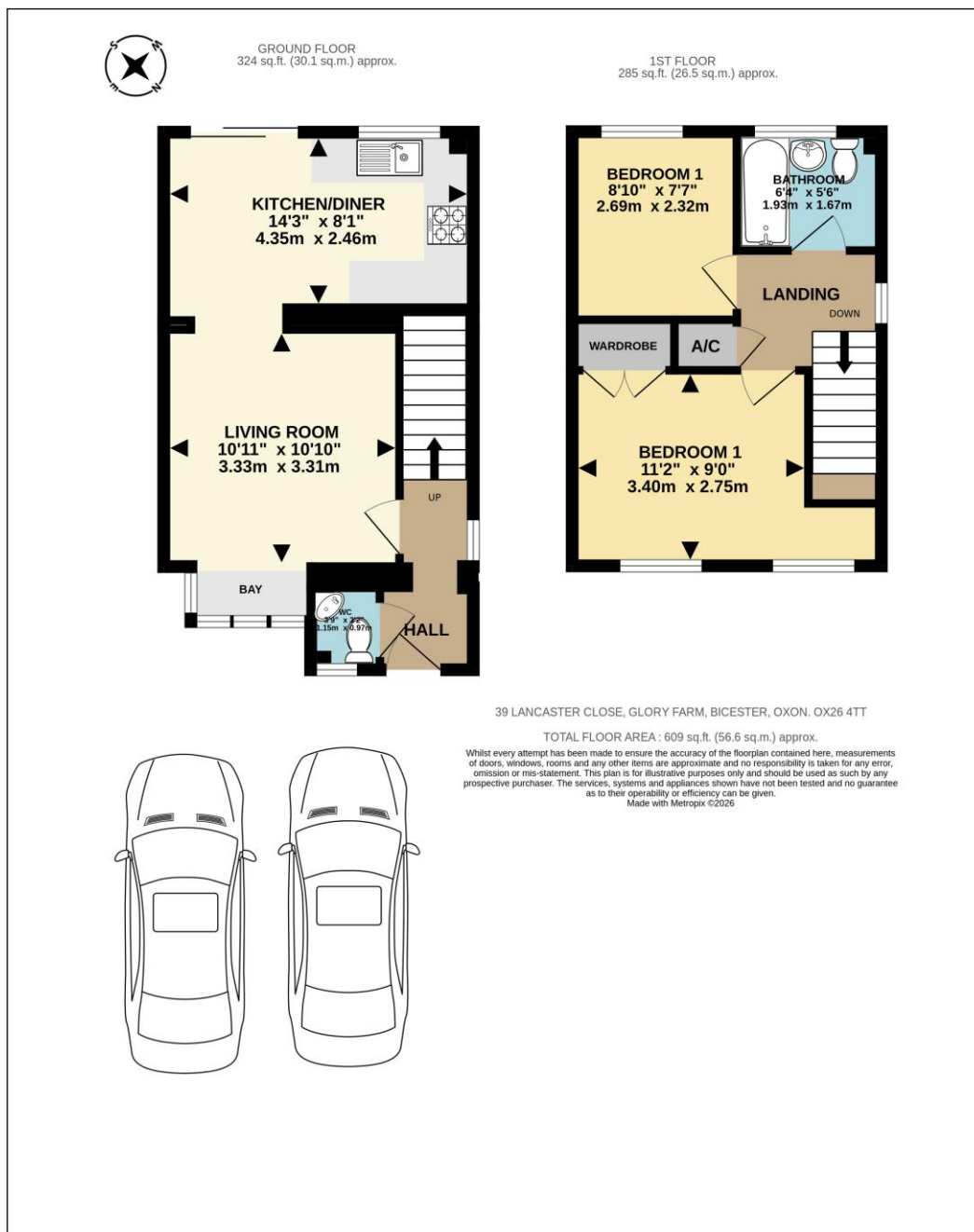
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