

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



22 Coopers Green, Bicester, Oxfordshire. OX26 4XJ

Extended with a porch enclosure on the front and a Living Room Extension to the back, this contemporary end-terrace also has the original hall knocked out to create a larger kitchen breakfast room. The garden is roughly double the normal width and there is also a garden studio. Parking on the front, another space adjacent to the rear gate, relatively recent re-fits, ensuite shower and wall-to-wall wardrobes, plus a Southerly facing garden accessed from tri-fold doors off the living room complete the comprehensive package of features this has to offer.

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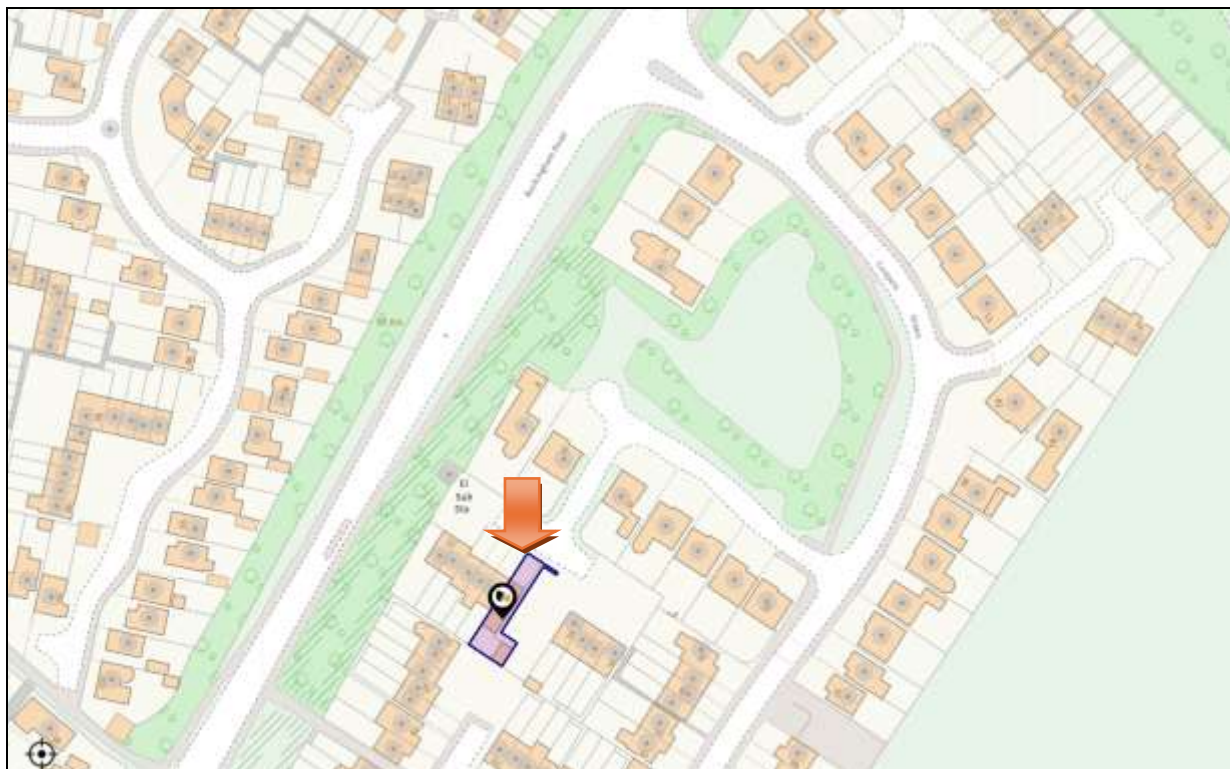
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62 North Street, Bicester. OX26 6NF

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249922

22 Coopers Green, Bicester, Oxon. OX26 4XJ



Entrance Porch, Large Kitchen Breakfast Room, Dining Area (former living room), Living Room Extension with tri-fold doors to the garden, Landing, Bathroom, Bedroom One with en-suite shower and wall-to-wall wardrobes, Bedroom Two with airing cupboard, Garden Studio, Parking x 2, Southerly Garden.

FREEHOLD

Offers in Excess of: £ 325,000

- ❖ Entrance Porch (made by enclosing the original open porch)
- ❖ Large Kitchen Breakfast Room
- ❖ Dining Area (originally the living room before the extension)
- ❖ Living Room Extension with Tri-fold doors to the garden
- ❖ Landing
- ❖ Bedroom One with en-suite shower
- ❖ Bedroom Two
- ❖ South Facing Garden with Garden Studio
- ❖ Parking for 2 cars

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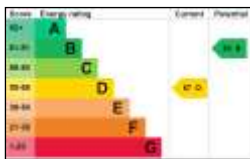
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Key Facts for Buyers:

EPC: Rating of D (67).
Council Tax: Band C
Approx. £2322.63 per year.



Ground Floor:

Ground level gas meter box, outside courtesy light, part glazed security front door to:-

INTERNAL PORCH:

Plain plaster ceiling, cupboard enclosing electricity meter.

KITCHEN BREAKFAST ROOM: 11'11 x 12'8.

Front aspect PVC window, plain plaster ceiling, metal cased RCD MCB electricity consumer unit, plain plaster ceiling, down lighting, ceramic tiled floor, radiator. Range of base and wall units, square edged laminate worktops and tiled surrounds, 200mm slide out rack, integrated washing machine, integrated 600mm dishwasher, 600mm under-sink base unit with 'Franke' composite sink, 1000mm corner base unit with 500mm door, 300mm cutlery & pan drawers, 1000mm 'Leisure' electric range cooker (2 ovens, grill, warming oven, 5 rings), 2nd 300mm cutlery and pan drawers, 800mm corner base unit with 500mm door, wine rack, under counter integrated freezer (3 drawer), under counter integrated fridge, 600mm base unit, breakfast bar.

DINING AREA: 13'7 x 11'11.

Plain plaster ceiling, down lighting, understairs cupboard, staircase, click laminate flooring, radiator.

LIVING ROOM EXTENSION: 10'3 x 10'8.

Rear aspect Tri-fold door (approx. 2.7m), to the garden, skylight, plain plaster ceiling, down lighting, click laminate flooring.

First Floor:

LANDING:

Loft hatch.

BATHROOM: 6'9 x 5'6.

Rear aspect PVC window, extractor fan, vinyl flooring, bath with mixer tap and shower attachment, concealed cistern dual flush WC, wash hand basin with cupboard under.

BEDROOM ONE: 11'11 inc wardrobes x 10'0 extending to 12'8 into door recess.

Front aspect PVC window, down lighting, radiator, wall-to-wall wardrobes.

EN-SUITE SHOWER: 6'9 x 2'9.

Extractor fan, vinyl flooring, shower enclosure with thermostatic shower with rain head and second hand-held head, sliding head support, oval basin, fully tiled walls.

BEDROOM TWO: 9'11 x 6'2.

Rear aspect PVC window, radiator, bulkhead airing cupboard.

FRONT GARDEN: Refer to photo.

REAR GARDEN: Refer to photos.

Southerly orientation

GARDEN STUDIO: 12'8 x 7'0.

Originally a summerhouse now with a replaced insulated (to about 100mm) rubber material roof and PVC windows. The walls have about 75mm of 'Rockwool' type insulation. Wall mounted electric heater, hardwired Wi-Fi, 2 station work desk and drawers, electrical fuse box.

PARKING:

For two cars one on the front and the second to the side by the gate.

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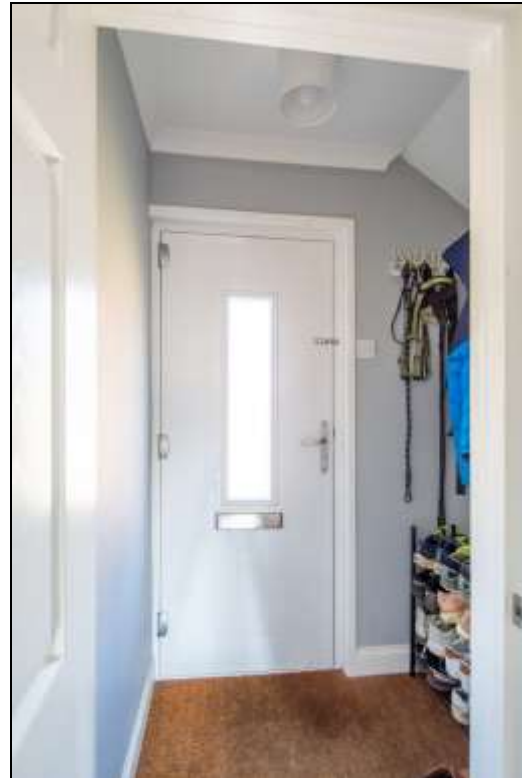
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Kitchen Breakfast Room



Internal Porch



Kitchen Breakfast Room



Kitchen Breakfast Room

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Dining Area



Dining Area to Living Room Extension



Living Room Extension (tri-fold closed)



Living Room Extension (tri-fold open)



Bathroom



Bedroom One
With wall-to-wall wardrobes



En-Suite Shower



Bedroom One & En-suite Shower

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Bedroom Two



Bedroom Two



Wide Rear Garden



Garden Studio



Wide Rear Garden

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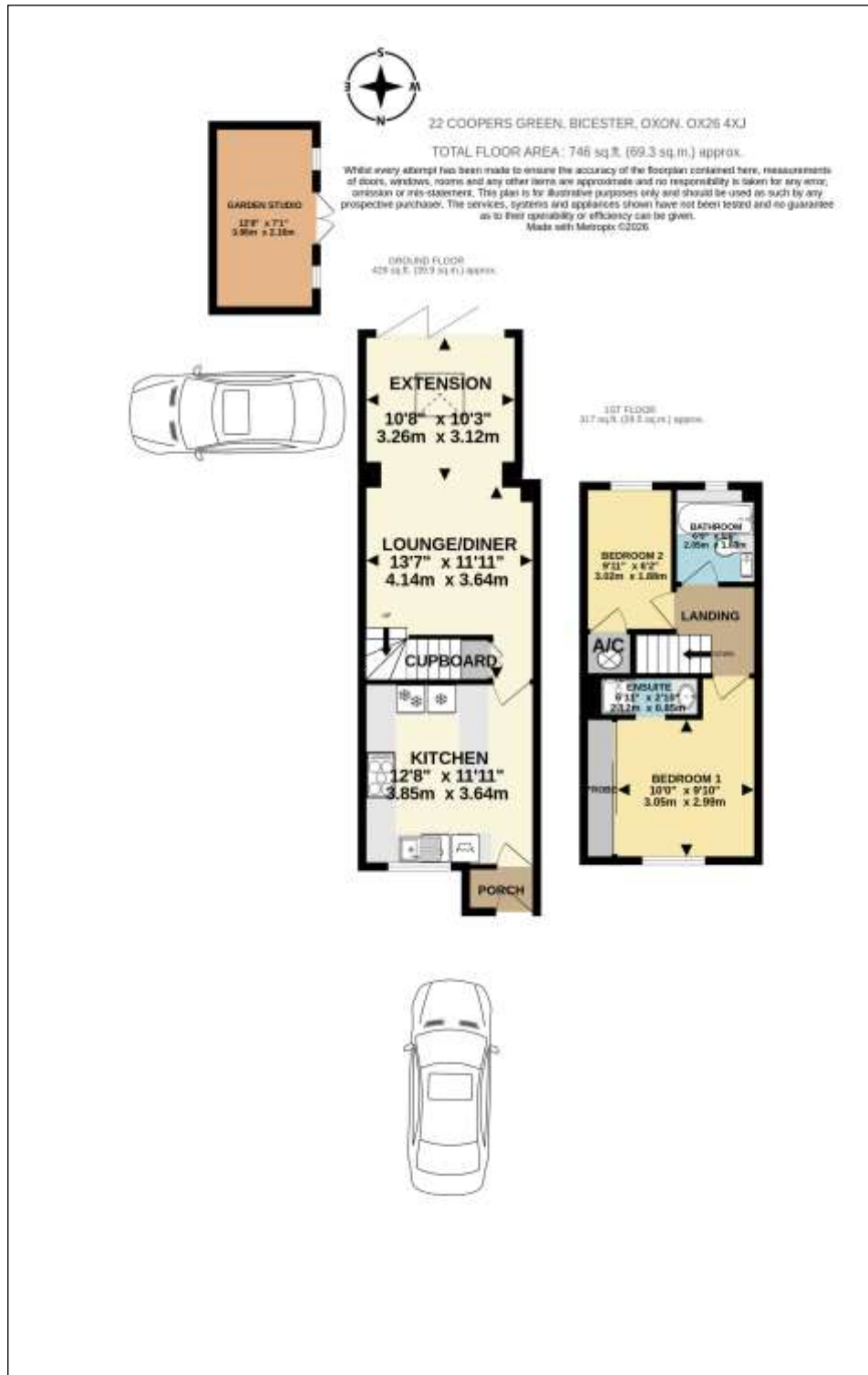
Space for Notes

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