

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**59 Lucerne Avenue, Bure Park,
Bicester, Oxon. OX26 3EG**

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Web: www.bartonfleming.co.uk
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

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A Stone Built Four Bedroom Detached House on a tree-lined avenue, with four good sized bedrooms, bathroom and en-suite, 16½ft living room, dining room with patio door to garden, kitchen breakfast room, utility, cloakroom, garage, driveway parking for two cars side by side. Close to local amenities.

FREEHOLD

£ 525,000

- ❖ On a tree-lined avenue close to local amenities including shops, takeaways, nursery and primary schools, playing field and nature reserve.
- ❖ Open Recessed Porch, Entrance Hall.
- ❖ 16½ ft long Living Room with Fireplace & External Chimney.
- ❖ Dining Room with Patio door to the garden.
- ❖ Kitchen Breakfast, Utility Room with Cloakroom off.
- ❖ Landing, Four Good Sized Bedrooms (all capable of taking a double bed).
- ❖ Bedroom One measuring 15'8 x 11'4.
- ❖ Bathroom & En-Suite Shower Room.
- ❖ Garage & Driveway Parking for two cars side-by-side.
- ❖ Front & Rear Gardens.
- ❖ PVC Double Glazing.

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Key Facts for Buyers:

EPC: 74 C

Council Tax: Band E

Approx. £3,193.61 per annum.

Ground Floor:

OPEN RECESSED PORCH:

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

ENTRANCE HALL: 15'6 deep.

Coving, radiator, central heating thermostat, telephone point, mains smoke alarm, under-stairs cupboard, staircase.

LIVING ROOM: 16'6 x 10'8.

Front aspect PVC double-glazed window, coving, two radiators, TV point, telephone point, fireplace with wooden mantle, marble hearth and surround with inset living flame gas fire and external chimney, glazed double doors to:-

DINING ROOM: 10'0 x 9'0.

Rear aspect PVC double-glazed coated aluminium sliding patio door to the garden, coving, radiator.

KITCHEN BREAKFAST: 11'3 x 10'0.

Rear aspect PVC double-glazed window, radiator, ceramic tiled floor, space for breakfast table & chairs. Range of base and wall units with roll-edge laminate worktops and tiled surrounds, 400mm base unit with drawer, 600mm unit enclosing fitted stainless steel & glass 'Neff' electric fan oven/grill, 4-ring gas hob & tiled splash-back, extractor hood, 800mm corner base unit with 400mm door & drawer, 600mm under sink base unit with drawer blank, 1½ bowl acrylic sink, 600mm base unit with drawer, 300mm base unit with drawer, 660mm space for fridge freezer.

UTILITY ROOM: 5'10 x 5'3.

Rear aspect half glazed security door to the garden, extract fan, radiator, ceramic tiled floor, 635mm space for under-counter fridge or dryer, 500mm base unit with drawer, acrylic sink, space for washing machine, worktop & tiled surrounds, wall units (2 x 600mm & 1 x 500mm)

CLOAKROOM: 5'3 x 4'0.

Side aspect PVC double-glazed window, RCD/MCB electricity consumer unit (fuse box), radiator, dual flush close coupled WC, pedestal wash hand basin.

Upstairs:

LANDING:

Loft hatch (*part boarded to the centre*), mains smoke alarm, airing cupboard enclosing 'Ideal' boiler.

BEDROOM ONE: 15'8 x 11'4 narrowing to 10'7.

Front aspect PVC double-glazed window, coving, radiator, built in wardrobe (6Ft).

EN-SUITE: 6'0 x 3'0 widening to 6'9 into shower enclosure.

Front aspect PVC double-glazed window, extractor fan, radiator, vinyl flooring, 800mm x 780mm shower enclosure with thermostatic shower and sliding head support, pedestal wash hand basin, light with shaver socket over, close coupled WC.

BEDROOM TWO: 14'1 x 8'2.

Front aspect PVC double-glazed window, coving, radiator, built in wardrobe (5ft).

BEDROOM THREE: 11'3 x 8'2.

Rear aspect PVC double-glazed window, coving, radiator, built in wardrobe (5ft).

BEDROOM FOUR: 11'4 x 7'8.

Rear aspect PVC window, coving, radiator.

BATHROOM: 7'8 x 5'11.

Rear aspect PVC double-glazed window, extractor fan, vinyl flooring, radiator, bath with thermostatic shower over and sliding head support, pedestal wash hand basin, close coupled WC.

Outside:

FRONT GARDEN: Refer to photo.

PARKING & GARAGE: 16'6 x 8'0.

Up-and-over door, light & power, driveway parking for 2 cars side-by-side.

REAR GARDEN: Refer to photos.

Outside tap, side gate, electricity and gas meters.

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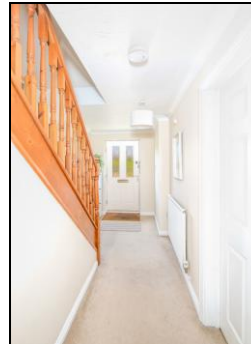
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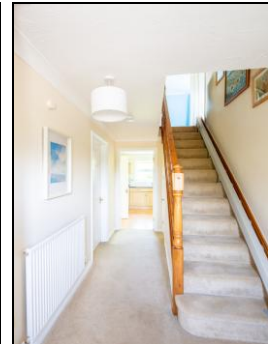
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Front



Entrance Hall



Living Room



Living Room



Living Room



Dining Room



Kitchen Breakfast



Kitchen Breakfast

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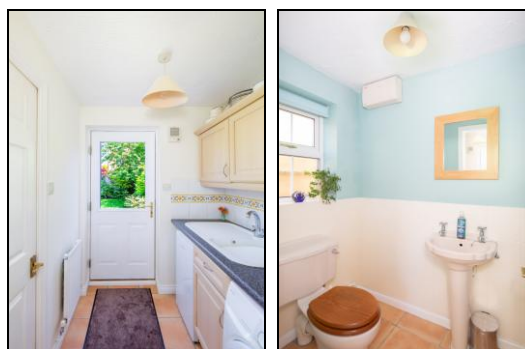
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Kitchen Breakfast



Utility & Cloakroom off



Main Bathroom



Bedroom One



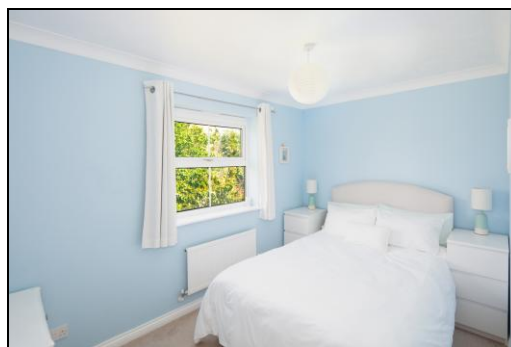
Bedroom One



Bedroom One



En-Suite Shower Room



Bedroom Four

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Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Rear Garden



Rear Garden



Rear Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

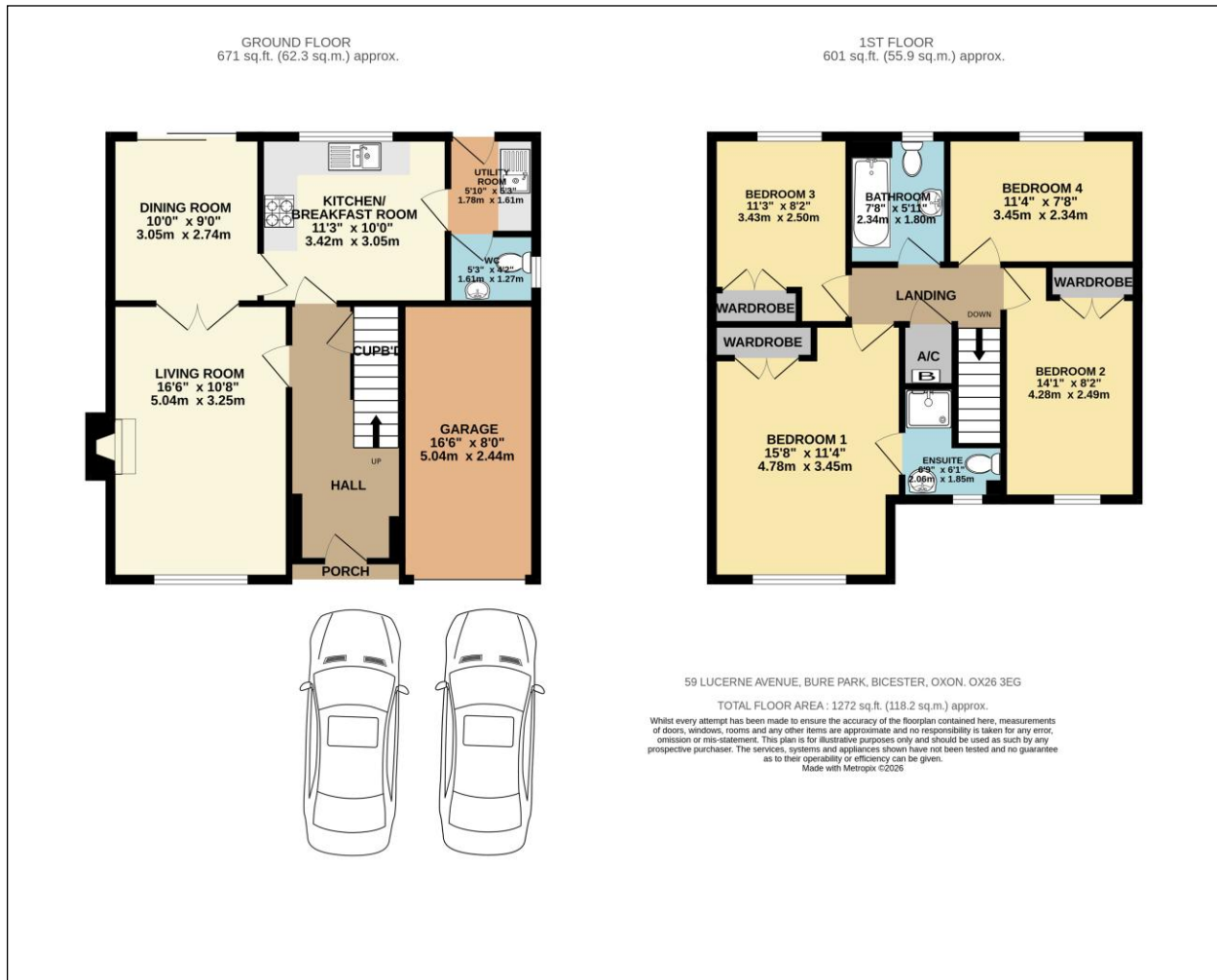
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