

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



38 Windle Gardens, Bicester, Oxfordshire. OX26 2LJ

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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

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**A Three Bedroom End of Terrace House with Living Room,
Kitchen Diner, Bathroom, Front and Rear Gardens**

FREEHOLD

£ 330,000

- ❖ Storm Porch
- ❖ Entrance Hall
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom
- ❖ Front and Rear Garden
- ❖ Walking Distance to Local Amenities

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating D (64)
Council Tax: Band B
Approx. £1,196 per annum.

STORM PORCH:

Glazed PVC front to:

ENTRANCE HALL: 11'5 x 6'0

Front aspect PVC window adjacent to door, laminate flooring, radiator, understairs cupboard enclosing metal cased RCD/MCB electricity consumer unit (*installed 2019*) and smart meter, staircase, digital thermostat.

LIVING ROOM: 13'1 x 11'5

Front aspect PVC window, laminate flooring, BT master socket and BT broadband hub, electric fire in wooden fireplace, mantle and laminate hearth and surround, open plan to:

KITCHEN DINER: 19'4 x 9'8

Rear aspect PVC window, rear aspect glazed PVC door and adjacent window, radiator, laminate flooring. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, 400mm base unit and drawers, 300mm base unit, 1100mm "Rangemaster" 5-ring electric hob, two ovens, grill, range cooker, 400mm base unit and drawer, 800mm corner base unit with 400mm doors and drawer, space for washing machine, space for dishwasher, 1000mm base unit with two 500mm doors, 1½ stainless steel sink, wall mounted "Ideal Logic Max Heat 2 H18", space for upright fridge freezer, space for dining table and 6 chairs.

First Floor:

LANDING: 7'6 x 6'2

Access to loft space.

BATHROOM: 8'1 x 5'6

Rear aspect PVC window, plain plaster ceiling, extractor fan, strip vinyl flooring, radiator, fully tiled walls, panel enclosed bath, "Mira Sport" power shower, sliding head support, screen, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM ONE: 11'5 x 10'7 plus door recess and airing cupboard

Front aspect PVC window, radiator, airing cupboard.

BEDROOM TWO: 11'0 including wardrobe x 9'10 plus door recess

Rear aspect PVC window, radiator, built-in wardrobe.

BEDROOM THREE: 8'8 x 7'10 including bulkhead wardrobe

Front aspect PVC window, radiator, built-in bulkhead wardrobe.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs
Shed (8'2 x 4'7), gate.

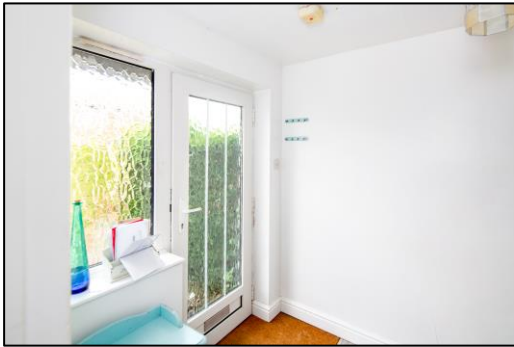
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Entrance Hall



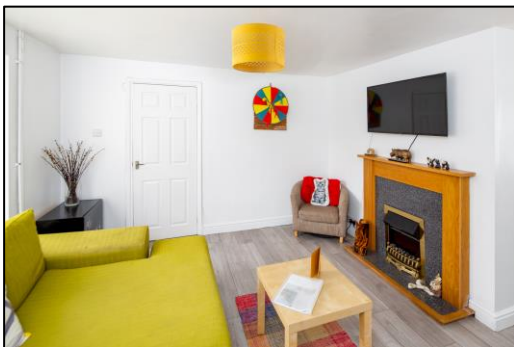
Entrance Hall



Living Room



Living Room



Living Room



Kitchen Diner



Kitchen Area



Kitchen Area

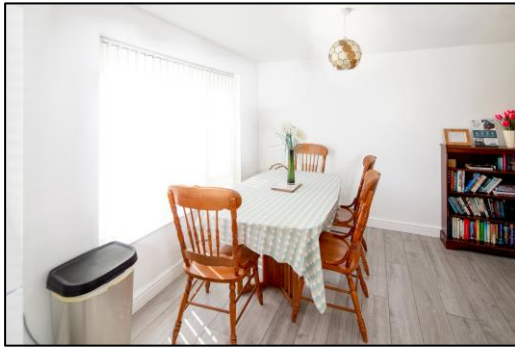
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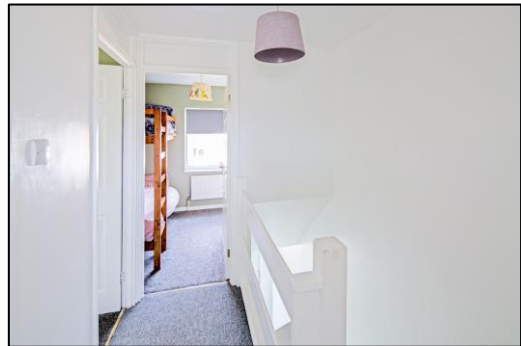
Dining Area



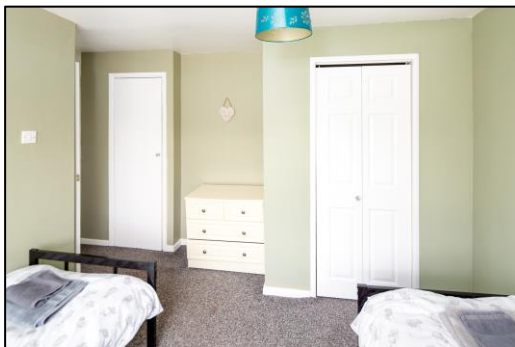
Dining Area



Dining Area



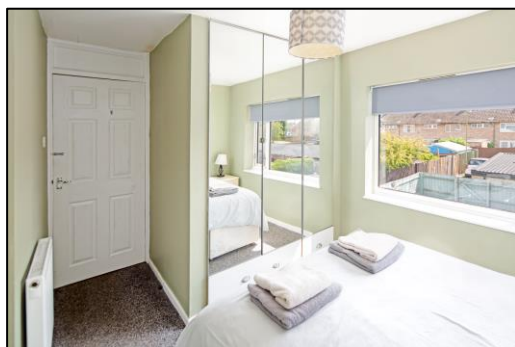
Landing



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

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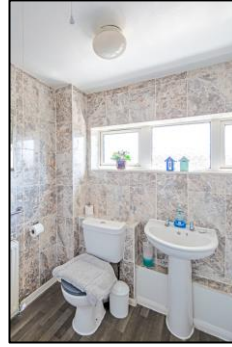
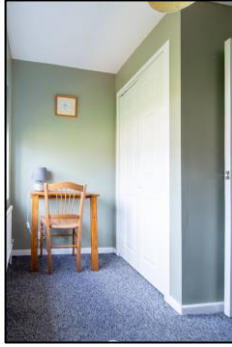
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Bedroom Three



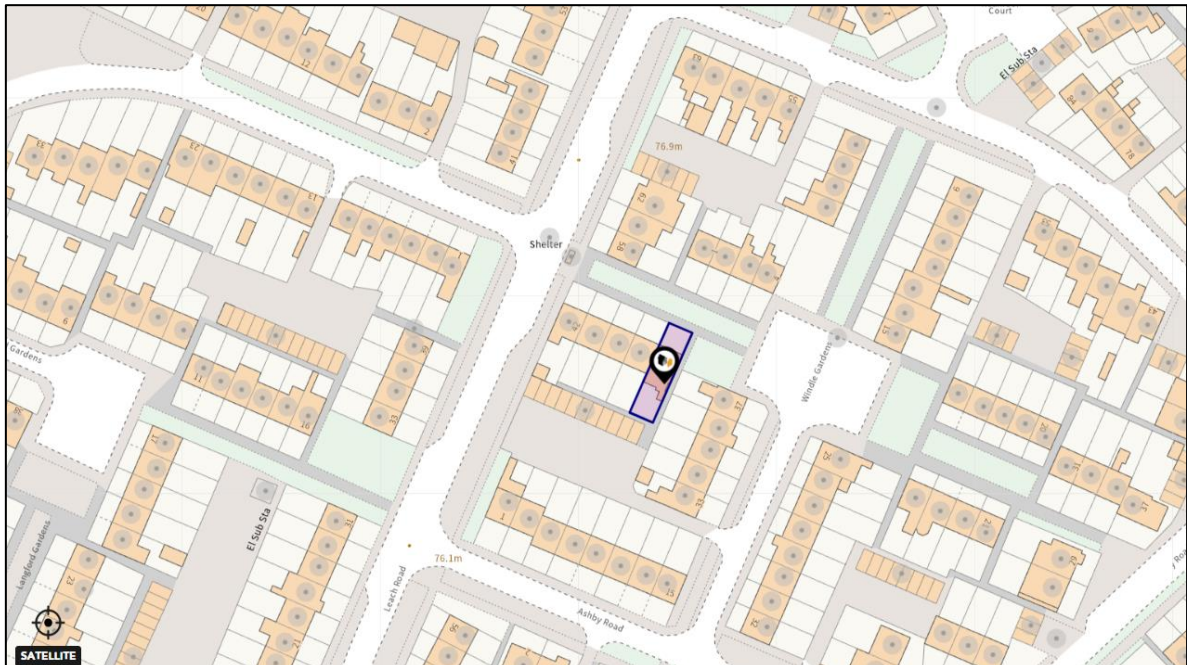
Bathroom



Rear Garden



Rear Garden



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Space for Notes:

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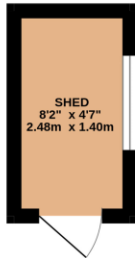
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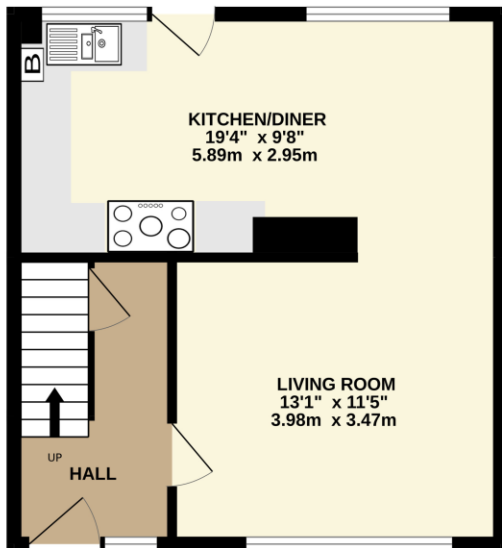


38 WINDLE GARDENS, KINGS END, BICESTER, OXON. OX26 2LJ

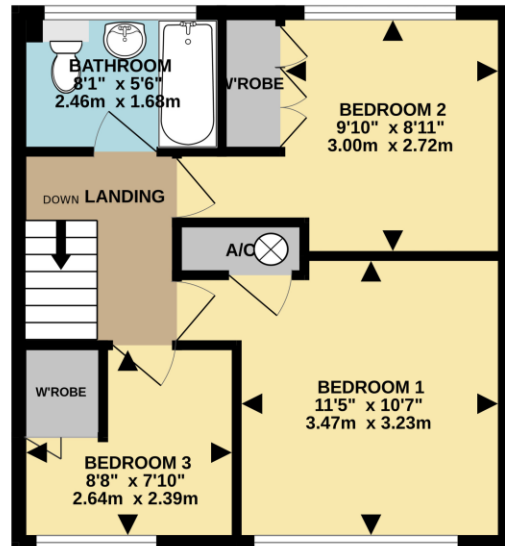
TOTAL FLOOR AREA : 844 sq.ft. (78.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.8 sq.m.) approx.



These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make or give and neither Barton Fleming nor any person in their employment, has authority to make or give any representation or warranty whatsoever in relation to this property. Land Registry Plans are provided as guidance only and while LRP documents are generated from what is registered at the point at when the plans are downloaded for use in these particulars they are not guaranteed to represent the property title at any given moment. Buyers should satisfy themselves through their solicitor as to the accuracy of the land registration at any given moment.