

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**11 Blake Road, Bicester
Oxfordshire. OX26 3HG**

BARTON FLEMING

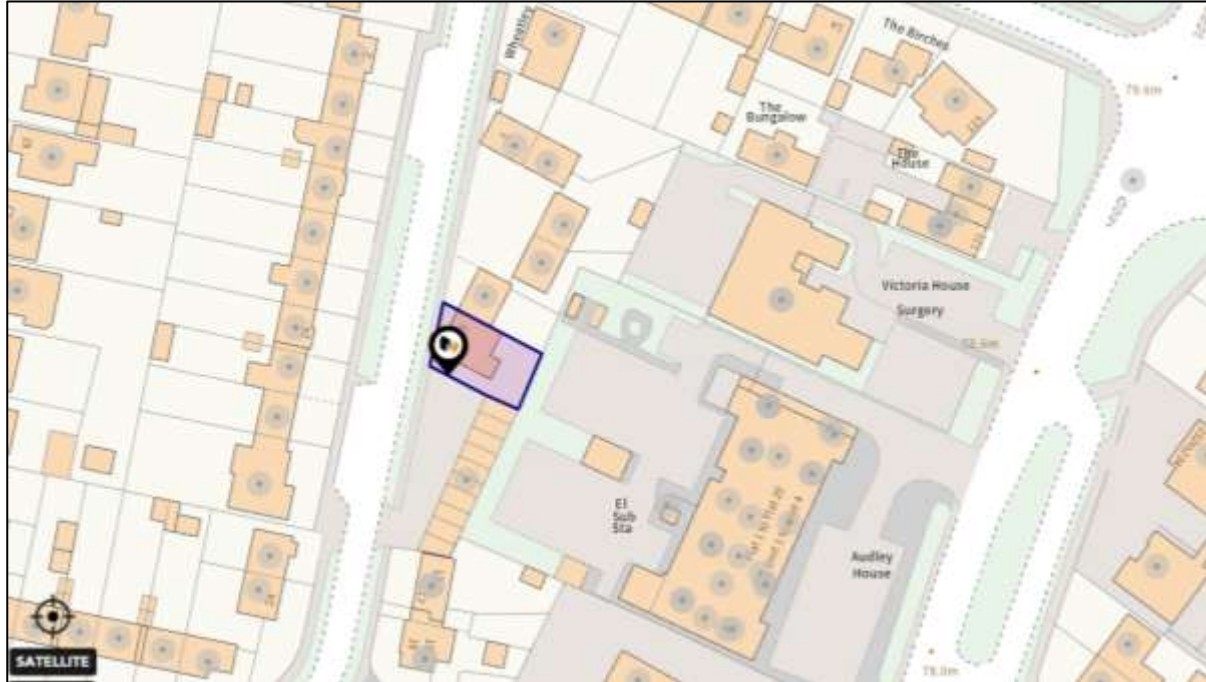
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

11 Blake Road, Bicester, Oxon. OX26 3HG



Extended now to Two Double Bedroom & 2 Bathrooms. A Refurbished Semi-Detached Open Plan Bungalow within easy walking distance of Bicester North Station, Local Shops & Doctor's Surgery while remaining within walking distance of Town Centre and Bicester Village & Station.

FREEHOLD

£ 325,000

- ❖ Easy Walking Distance of Bicester North Station
- ❖ Walking Distance of The Town Centre & Bicester Village
- ❖ Entrance Hall
- ❖ Open Plan Living Room
- ❖ Open Plan Re-fitted Kitchen & Dining Room
- ❖ Re-fitted Main Bathroom
- ❖ Re-fitted En-Suite Shower Room
- ❖ Enclosed Rear Garden, Side Garden
- ❖ Local Amenities; Co-Op, KFC, Dominos, Pharmacy Petrol Station & Car Wash, Children's Nursery, Doctor's Surgery and Dispensary

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Key Facts for Buyers:

EPC: Rating of C (71).
Council Tax: Band B
Approx. £2,009 per annum.

Bungalow:

Outside courtesy light, part leaded-light glazed PVC front door to:-

ENTRANCE HALL:

Plain plaster ceiling, loft hatch (*part boarded*).

BATHROOM: 6'6 x 5'10.

Front aspect PVC window, plain plaster ceiling, extractor fan, down lighting, ceramic tiled floor, fully tiled walls, chrome heated towel rail, wide double ended centre tap bath with mixer tap and shower attachment, wall mounted wash hand basin, dual flush close coupled WC.

BEDROOM TWO: 10'11 x 10'2.

Side aspect PVC window, plain plaster ceiling, radiator.

LIVING ROOM: 14'11 x 10'3.

Front aspect PVC window, plain plaster ceiling, 'Karndean' flooring, radiator, BT master socket, fireplace which is currently unused (*but does have a flu lining tail in the chimney – unchecked*), timber mantle & tiled hearth, built-in cupboard enclosing wall mounted boiler.

DINING AREA: 12'4 widening to 15'0 x 9'8 max.

Open plan to the living room and the kitchen. Plain plaster ceiling, 'Karndean' flooring, radiator, built-in cupboard.

KITCHEN: 12'10 x 10'5 (max).

Rear aspect PVC window, rear aspect half glazed PVDC door to the garden, plain plaster ceiling, 'Karndean' flooring. Range of base and wall units with Quartz worktops and upstands, space for fridge freezer, 300mm cutlery and pan drawers, under-mounted stainless-steel sink, space for slimline dishwasher, space for washing machine. Matching centre island with induction 4-ring hob, stainless-steel and glass fan oven-grill.

BEDROOM ONE: 13'8 x 10'9.

Rear aspect PVC window, plain plaster ceiling, down lighting, fitted wardrobes.

EN-SUITE:

Plain plaster ceiling, extractor fan, down lighting, ceramic tiled floor, fully tiled walls, chrome heated towel rail, dual flush close coupled WC, wall hung wash hand basin, 1040mm x 840mm shower enclosure with thermostatic shower, rain head and second hand-held head, sliding head support.

Outside:

FRONT GARDEN: Refer to photo.

SIDE GARDEN: Space for a shed, etc.

REAR GARDEN: Refer to photos.

Hot tub, patio, gate, space for shed and bins.

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Front



Front Door & Hall



Living Room



Living Room



Living Room



Dining Area



Dining Area to Kitchen



Kitchen to Dining Area

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Kitchen



Kitchen



Bedroom One



Bedroom One



En-Suite Shower Room



Main Bathroom



Bedroom Two



Bedroom Two

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Rear Garden



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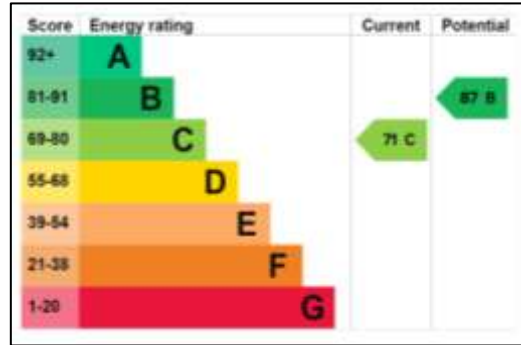
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Rear Garden



EPC

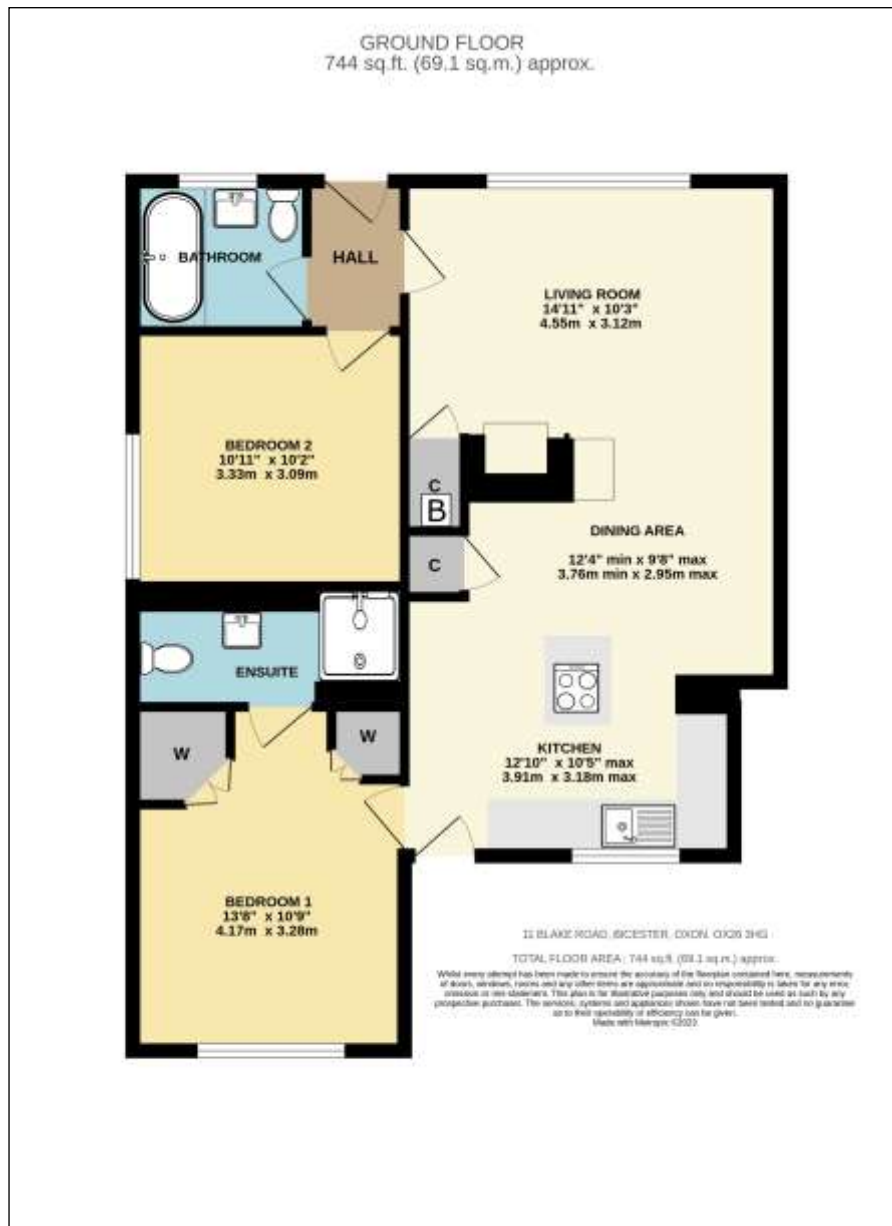
Space for Notes:

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