# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**226 Buckingham Road, Bicester,**
**Oxfordshire. OX26 4EL**

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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

## 226 Buckingham Road, Bicester, Oxfordshire. OX26 4EL



## A Four Bedroom Semi-Detached House on a Corner Plot with Living Room, Lounge Diner, Kitchen, Ground Floor Shower Room, Utility Room/Store, Bathroom, Box Room, Front and Rear Gardens, Garage/Workshop and Off-Road Parking for Four Cars

**FREEHOLD** **£ 450,000**

- Entrance Porch
- Living Room and Lounge Diner
- Kitchen
- Rear Lobby
- Ground Floor Shower Room and Utility Room/Store
- Landing with Four Bedrooms and a Box Room
- Bathroom
- Front and Rear Gardens
- Garage/Workshop and Off-Road Parking for Four Cars
- Walking Distance to Bicester North Train Station

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***Key Facts for Buyers:***

**EPC**: Rating C (72)
**Council Tax**: Band D
Approx. £2,583 per annum.

***Ground Floor:***

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

**ENTRANCE PORCH:**
Front aspect leaded light PVC window adjacent door, part-glazed door to:

**LIVING ROOM: 15'2 x 11'11**
Front aspect PVC window, plain plaster ceiling, radiator, staircase.

**LOUNGE DINER: 24'0 x 11'5**
Front aspect PVC window, rear aspect PVC door and windows to either side, plain plaster ceiling, downlighting, coving, radiator, two dimmer switches.

**KITCHEN: 15'2 x 10'2**
Rear aspect door to lobby, rear aspect PVC window to utility room, side aspect PVC window, plain plaster ceiling, ceramic tiled floor, understairs cupboard. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, space for dishwasher, 1000mm undersink base unit with two 500mm doors, 1½ bowl stainless steel sink, 600mm base unit with drawer, corner carousel, 600mm base unit with drawer, 300mm base unit, 9000mm gas Range cooker, 900mm stainless steel extractor hood, 300mm base unit, 1000mm base unit with two 500mm doors and drawers.

**REAR LOBBY:**
Side aspect PVC door, ceramic tiled floor.

**SHOWER ROOM: 6'5 x 6'3**
Side and rear aspect PVC windows, ceramic tiled floor, radiator, 870mm x 740mm shower enclosure, thermostatic shower, sliding head support, dual flush close coupled WC, wall hung wash hand basin.

**UTILITY ROOM/STORE: 10'2 x 8'5**
Rear aspect PVC window, Skylight, space for upright fridge freezer, space for washing machine. Roll edge laminate worksurface and tiled surrounds, base and eye level units, ceramic tiled floor, radiator.

***First Floor:***

**LANDING:**
Access to loft space.

**BEDROOM ONE: 12'9 x 11'6**
Front aspect PVC window, plain plaster ceiling, coving, radiator.

**BATHROOM: 11'5 x 6'2**
Rear aspect PVC window, coving, ceramic tiled floor, panel enclosed bath with mixer tap, shower enclosure, thermostatic shower, sliding head support, close coupled WC, wall hung wash hand basin.

**BEDROOM TWO: 12'1 x 8'7**
Front aspect PVC window, built-in wardrobe, built-in airing cupboard, radiator, laminate flooring.

**BEDROOM THREE: 10'2 x 9'6**
Rear aspect PVC window, plain plaster ceiling, laminate flooring, radiator, built-in wardrobe and airing cupboard with wall mounted boiler.

**BEDROOM FOUR: 7'11 x 6'3**
Front aspect PVC window, plain plaster ceiling, laminate flooring, radiator.

**BOX ROOM: 6'2 x 5'6**
Rear aspect PVC window, plain plaster ceiling, radiator.

***Outside:***

**FRONT GARDEN: refer to photograph**

**REAR GARDEN: refer to photographs**

**GARAGE:**
Up and over door, Velux skylight, rear aspect window, driveway parking.

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Entrance Porch



Living Room



Living Room



Lounge Diner



Lounge Diner



Kitchen



Kitchen



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Kitchen





Shower Room and Lobby



Bathroom



Bathroom



Bedroom Three



Bedroom One



Bedroom Two



Bedroom Two

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Rear Garden



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***Space for Notes***

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