

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**7 Tamar Gardens, Bicester, Oxfordshire. OX26 2HZ**

*Extended above the garage and to the side to create a 4/5 bed,  
two bath home, with single garage, on a wide plot.  
Redecorated and recarpeted.*

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E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### 7 Tamar Gardens, Bicester, Oxfordshire. OX26 2HZ



**Offered with No Upper Chain, A Four/Five Bedroom Detached House with Lounge Diner, Conservatory. Kitchen, Utility Room, Bathroom and En-Suite, South Facing Rear Garden, Garage and Driveway Parking**

**FREEHOLD**

**£ 485,000**

- ❖ No Upper Chain
- ❖ Entrance Hall
- ❖ Lounge Diner through to a Conservatory
- ❖ Kitchen open plan to Utility Room
- ❖ Ground Floor Bedroom Five/Family Room
- ❖ Landing
- ❖ Four Bedrooms
- ❖ Bathroom and En-Suite
- ❖ South Facing Rear Garden
- ❖ Garage and Driveway Parking For One Car with space to create more
- ❖ Redecorated and Recarpeted.

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### Key Facts for Buyers:

**EPC:** Rating of C (70).  
**Council Tax:** Band D  
Approx. £2,583 per annum.

### Ground Floor:

#### **SLOPING OPEN PORCH:**

Outside courtesy light, outside gas meter box, half glazed security front door to:

#### **ENTRANCE HALL: 9'4 x 7'6**

Front aspect PVC window, metal cased fuse box (*inspected 13.02.26*), radiator, central heating thermostat, telephone point, "Virgin" box, staircase.

#### **LOUNGE DINER: 20'10 x 12'8**

Front aspect bay window, two radiators, "Virgin" point and telephone point, stone fireplace and TV shelf, PVC French doors to:

#### **CONSERVATORY: 9'11 x 9'6**

Brick cavity base, pitched polycarbonate roof, PVC window sections and French doors, ceramic tiled floor, two wall light points.

#### **KITCHEN: 9'9 x 9'1**

Rear aspect PVC window, radiator, vinyl flooring, space for fridge freezer. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, 600mm cutlery and pan drawers, 500mm base unit and door, stainless steel and glass fan oven/grill, 1000mm corner base unit with 500mm door, space for dishwasher, 1½ bowl stainless steel sink, 600mm undersink unit, 600mm base unit with door, open plan to:

#### **UTILITY ROOM: 8'8 x 8'0**

Rear aspect half glazed door to garden, rear aspect PVC window, security door to garage, radiator, plain plaster ceiling, vinyl flooring, tall larder unit (*500mm wide*), 600mm undersink base unit, stainless steel sink, space for washing machine, door to:

#### **BEDROOM FIVE/FAMILY ROOM: 10'4 x 8'8**

Rear aspect PVC window, front aspect PVC glazed window to rear garden, coving, radiator.

### First Floor:

#### **LANDING:**

Access to loft space, airing cupboard.

#### **BATHROOM: 6'5 x 6'5**

Rear aspect PVC window, vinyl flooring, radiator, panel enclose bath, mixer tap shower attachment, tiled surrounds, pedestal wash hand basin, dual flush close coupled WC.

#### **BEDROOM ONE: 13'3 x 7'8**

Front aspect PVC window, radiator.

#### **EN-SUITE: 7'8 x 6'2**

Rear aspect PVC window, extractor fan, radiator, vinyl flooring, 780mm x 780mm shower enclosure with "Triton Enrich" power shower, sliding head support, aqua panels, pedestal wash hand basin, dual flush close coupled WC.

#### **BEDROOM TWO (originally Bedroom One): 12'9 x 10'7**

Front aspect PVC bay window, radiator.

#### **BEDROOM THREE: 10'8 x 6'6**

Rear aspect PVC bay window, radiator.

#### **BEDROOM FOUR: 9'8 x 6'3**

Rear aspect PVC window, radiator, overstairs bulkhead cupboard.

### Outside:

**FRONT GARDEN:** refer to photograph

**REAR GARDEN:** refer to photographs

#### **GARAGE:**

Up and over door, side aspect window, wall mounted "Worcester Greenstar Ri" boiler and filter, security door to utility room, light and power, driveway parking for one car with space to create more (*subject to planning*).

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Front



Entrance Hall



Lounge Diner



Lounge Diner



Lounge Diner



Lounge Diner



Conservatory



Kitchen

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Kitchen



Utility Room



Bedroom Five/Family Room



Bedroom Five/Family Room



Bedroom One



Bedroom One



En-Suite to Bedroom One



Bedroom Two

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Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Four



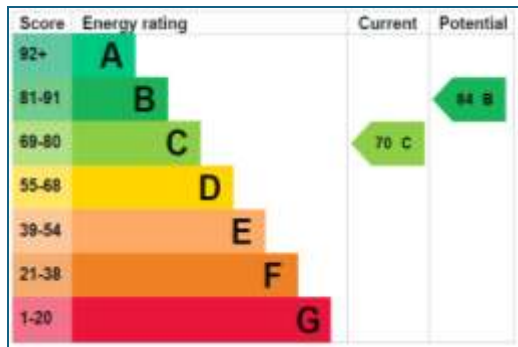
South Facing Rear Garden



South Facing Rear Garden



South Facing Rear Garden



EPC

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*Space for Notes*

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