

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



7 Aintree Way, Bicester, Oxfordshire. OX26 1DR

BARTON FLEMING

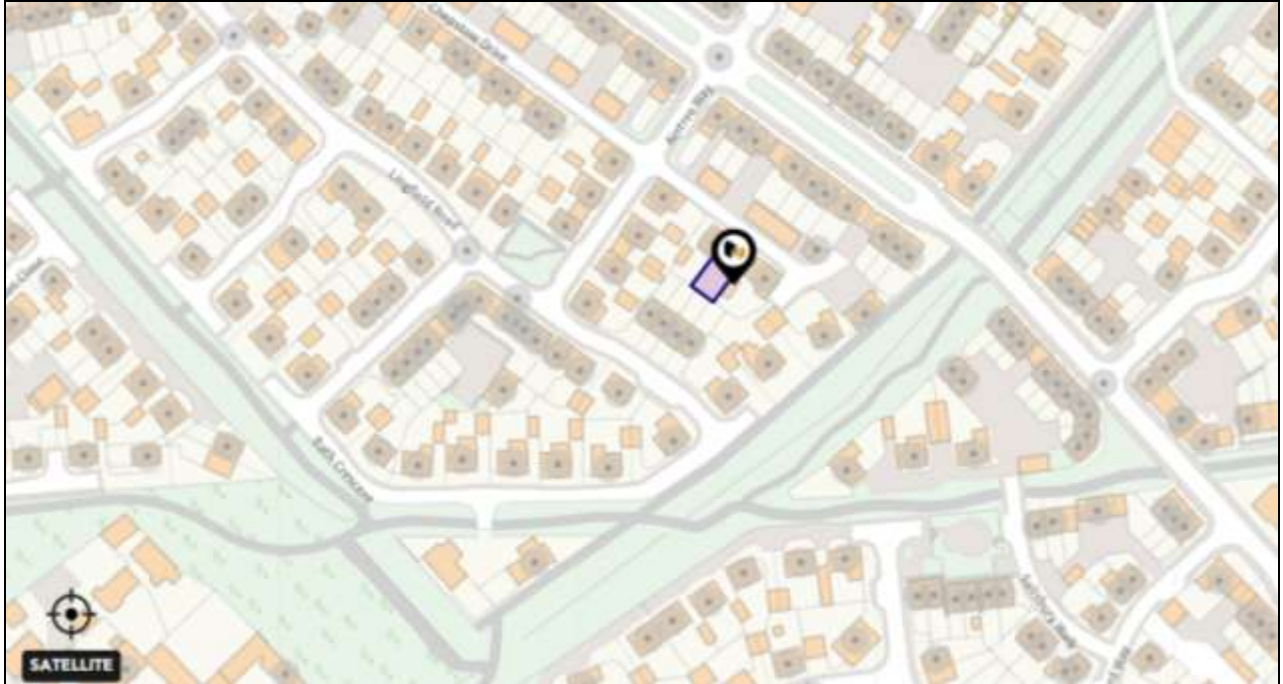
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

7 Aintree Way, Bicester, Oxfordshire. OX26 1DR



A Three Bedroom Semi-Detached House with Cloakroom, Living Room, Kitchen Diner, Bathroom and En-Suite, South Facing Rear Garden and Car Port with Driveway Parking for Two Cars

FREEHOLD (without fees)

£ 415,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ South Facing Rear Garden
- ❖ Car Port with Driveway Parking for Two Cars in Tandem
- ❖ Close to Local Amenities

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Key Facts for Buyers:

EPC: Rating of B (84).
Council Tax: Band D
Approx. £2,612 per annum.

Ground Floor:

SLOPING OPEN PORCH:

Letter box, outside courtesy light, part-glazed security front door to:

ENTRANCE HALL: 16'1 x

Plain plaster ceiling, boiler cupboard enclosing "Ideal Logic H12" boiler, radiator, understairs cupboard, staircase, luxury vinyl flooring.

CLOAKROOM:

Side aspect PVC window, plain plaster ceiling, downlighting, luxury vinyl flooring, dual flush close coupled WC, pedestal wash hand basin.

KITCHEN DINER: 14'5 x 8'11

Front aspect PVC window, plain plaster ceiling, downlighting, luxury vinyl flooring, radiator, space for table and chairs. Range of tall base and eye level units, roll edge laminate worksurfaces, laminate upstands, integrated dishwasher, 600mm undersink base unit, 1½ bowl stainless steel sink, space for washing machine, 800mm corner base unit with 400mm door, 600mm drawers, 4-ring stainless steel gas hob, ceramic splashback, stainless steel extractor hood, 400mm base unit, 1200mm corner base unit with 600mm door, 600mm wide tall unit with double cavity stainless steel and glass fan oven/oven grill, space for microwave over, tall unit with 1040mm fridge and 640mm freezer (3 drawers).

LIVING ROOM: 15'3 x 10'8 narrowing to 8'8

Front aspect PVC French doors with windows either side, plain plaster ceiling, luxury vinyl flooring, two radiators, TV point, dimmer switch, "Nest" central heating thermostat (*downstairs zone*).

First Floor:

LANDING:

Plain plaster ceiling, access to loft space, 6'1" airing cupboard with "Tribune HE" tank, radiator.

BATHROOM: 9'0 x 6'7

Plain plaster ceiling, extractor fan, luxury vinyl flooring, chrome heated towel rail, panel enclosed bath, mixer tap, tiled surrounds, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM ONE: 16'7 x 9'7

Front aspect PVC window, plain plaster ceiling, radiator, dimmer switch, "Nest" central heating thermostat (*upstairs zone*).

EN-SUITE: 9'7 x 4'6

Rear aspect PVC window, plain plaster ceiling, downlighting, luxury vinyl flooring, chrome heated towel rail, 1800mm x 740mm shower enclosure, thermostat shower, sliding head support, pedestal wash hand basin, shaver socket, dual flush close coupled WC.

BEDROOM TWO: 12'7 x 9'7 extending to 16'2

Twin front aspect PVC window, plain plaster ceiling, radiator.

BEDROOM THREE: 16'2 x 8'6

Rear aspect PVC window, plain plaster ceiling, radiator.

Outside:

FRONT: refer to photograph

REAR GARDEN: refer to photographs

215⁰ magnetic South/South-West, side aspect gate, outside tap, patio.

CAR PORT:

Off road parking for two cars in tandem.

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Front



Entrance Hall and Boiler



Cloakroom



Kitchen Diner



Kitchen Diner



Living Room



Living Room



Bathroom



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Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Bedroom One



Bedroom One



En-Suite to Bedroom One



Rear Elevation

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Rear Elevation



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Space for Notes

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