

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



30 Coopers Green, Bicester, Oxfordshire. OX26 4XJ

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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 Newly Refurbished Two Bedroom End-of-Terrace House with Kitchen Diner, Living Room, Bathroom and En-Suite, Front and Rear Gardens, Further Parking Space.

FREEHOLD

£ 300,000

- ❖ **New Bathroom Refit (*January 2026*)**
- ❖ **New Kitchen Refit (*January 2026*)**
- ❖ **New RCD Electricity Consumer Unit - Certified Installation (*January 2026*)**
- ❖ **Boiler (*installed 2019*)**
- ❖ **New Windows and Front Door (*installed 2022*)**
- ❖ **New Soffits and Fascias (*2022*)**
- ❖ **Gas Service (*undertaken 15 January 2026*)**
- ❖ **Newly Redecorated, Recarpeted and new Flooring (except Living Room) in January 2026**
- ❖ **Walking Distance to Bicester North Train Station**

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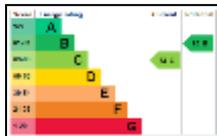
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Key Facts for Buyers:

EPC: Rating C (72)
Council Tax: Band C
Approx. £2,190 per annum.



Ground Floor:

SLOPING OPEN PORCH:

Outside courtesy light, outside gas and electric meter boxes, outside tap, bin storage area, security front door to:

ENTRANCE HALL: 5'4 x 3'1.

RCB/MCB electricity consumer unit (*metal*), Luxury vinyl flooring (*February 2026*), radiator.

RE-FITTED KITCHEN DINER: 12'8 x 12'0.

Front aspect PVC window, extractor fan, luxury vinyl flooring, central heating thermostat, wall mounted boiler (*installed 2019*), space for table and chairs. Range of base and eye level units (*January 2026*), roll edge laminate worksurfaces, tiled surrounds, 670mm appliance space for washing machine, 630mm appliance space for dishwasher, 600mm undersink base unit, stainless steel sink, 1000mm corner base unit with 600mm door, fan oven/grill 4-ring ceramic hob, stainless steel extractor hood, 500mm drawers, 500mm wide tall unit, space for 900mm fridge freezer.

LIVING ROOM: 13'7 x 12'0.

Rear aspect PVC sliding patio door, radiator, laminate flooring, TV point, satellite lead, gas living flame fire and marble hearth, staircase.

First Floor:

LANDING:

Access to loft space (*part-boarded*).

REFITTED BATHROOM: 6'9 x 5'6.

Rear aspect PVC window, extractor fan, sheet vinyl flooring, radiator, panel enclosed bath with mixer tap, dual flush close coupled WC, pedestal wash hand basin.

BEDROOM ONE: 12'0 x 10'0 extending to 12'9.

Front aspect PVC window, radiator.

EN-SUITE: 6'9 x 2'6.

Extractor fan, sheet vinyl flooring, 750mm x 730mm shower enclosure with aqua panels, "Triton T80 Fit Easi" shower, porcelain wash hand basin with cupboard under.

BEDROOM TWO: 9'9 x 6'2.

Rear aspect PVC window, radiator, bulkhead airing cupboard.

Outside:

FRONT GARDEN: refer to photograph

Off-road parking for one car, second allocated off-road parking space in bay.

REAR GARDEN: refer to photographs

FURTHER PARKING SPACE:

In the parking lot. Refer to plan on page 2.

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Front



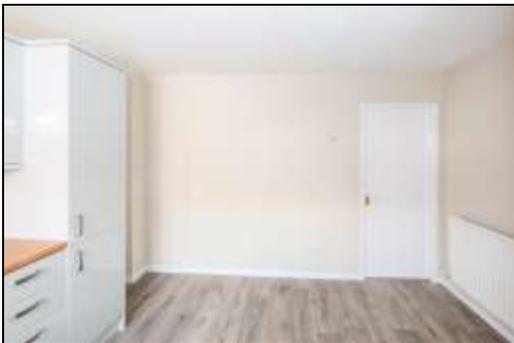
Front Door and Entrance Hall



Refitted Kitchen Diner



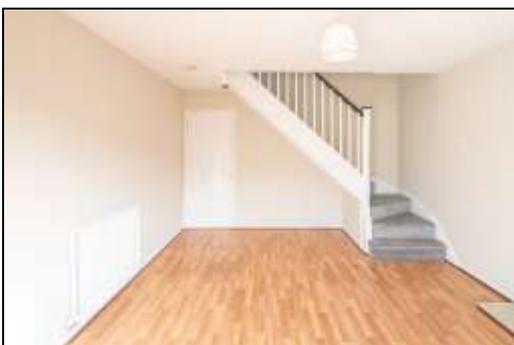
Refitted Kitchen Diner



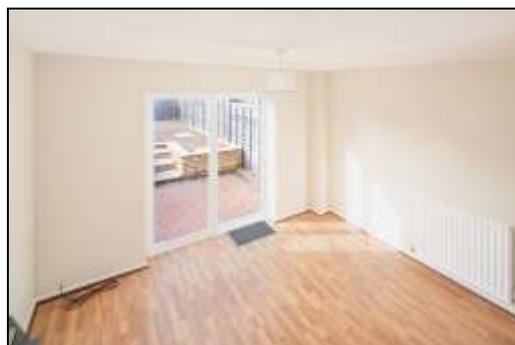
Refitted Kitchen Diner



Living Room



Living Room



Living Room

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Landing



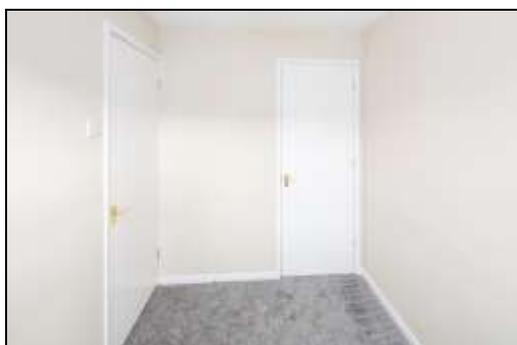
Bedroom One



Bedroom One



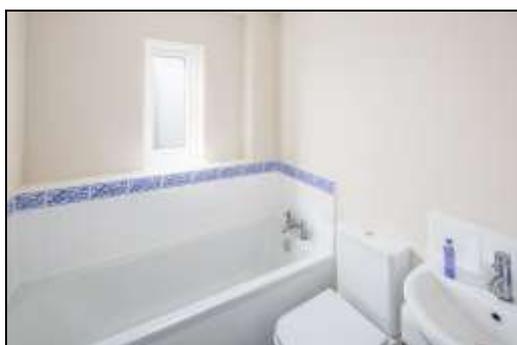
En-Suite to Bedroom One



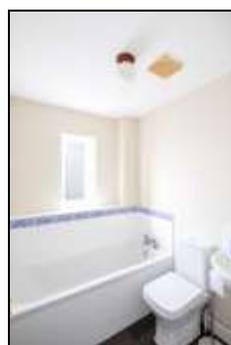
Bedroom Two



Bedroom Two



Bathroom



Bathroom



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Rear Garden



Rear Garden



Front with Parking Space

E P C

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Space for Notes

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