BARTON FLEMING

INDEPENDENT ESTATE AGENTS



42 Lerwick Croft,
Bicester, Oxfordshire.
OX26 4XL

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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

42 Lerwick Croft, Bicester, Oxon. OX26 4XL



Fronting onto Green Space, A Two Bed End of Terrace with Living Room, Kitchen-Diner, Bathroom and Front and Rear Gardens.

FREEHOLD **£ 275,000**

- **Entrance Porch**
- **Living Room**
- **Kitchen Diner**
- **Landing**
- **Two Double Bedrooms**
- **Bathroom**
- **Front and Rear Gardens**
- **Parking for two cars in tandem**
- **Local Amenities**

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Key Facts for Buyers:

EPC: Rating of C (73).
Council Tax: Band B
Approx. £2,009 per annum.

Ground Floor:

Part glazed PVC front door to:

ENTRANCE PORCH: 4'7 x 3'7.
Metal cased RCD/MCB electricity consumer unit, glazed door to:

LIVING ROOM: 14'1 x 12'9 (including staircase).
Front aspect PVC window, two radiators, BT master socket, staircase.

KITCHEN DINER: 12'8 x 9'10.
Rear aspect PVC window, wall mounted "Ideal Logic + combi 30" boiler and "Magnaclean" inline filter on 15mm bore pipework, luxury vinyl flooring (*non-branded*), space for table and chairs. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, 400mm pan drawers, electric fan oven/grill, slide-out extractor hood with 450mm cupboard over (*hiding the flue*), 860mm x 710mm corner base unit with 300mm pair of bi-fold corner doors, 200mm slide out unit (*for washing liquid etc.*), space for washing machine, 580mm x 460mm 1½ bowl stainless steel sink, 600mm wide dishwasher, tall (*400mm wide*) larder unit with two drawers to centre.

First Floor:

LANDING:
Access to loft space.

BATHROOM: 6'11 x 6'6.
Side aspect PVC window, extractor fan, sheet vinyl flooring, chrome heated towel rail, panel enclosed bath with mixer tap, shower attachment, sliding head support, close coupled WC, pedestal wash hand basin.

BEDROOM TWO: 12'9 including bulkhead cupboard x 8'5.
Front aspect PVC window, radiator, overstairs bulkhead cupboard with double door.

BEDROOM ONE: 12'9 x 8'3.
Rear aspect PVC window, radiator.

Outside:

FRONT GARDEN: refer to photograph
Outside gas and electric meter boxes.

REAR GARDEN: refer to photographs
Side gate, patio, outside tap.

PARKING:
For two cars in tandem, one on tarmac and one on shingle.

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Front



Entrance Porch



Living Room



Living Room



Living Room



Living Room



Living Room

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Kitchen Diner



Kitchen Diner



Kitchen Diner



Kitchen Diner





Landing



Bedroom One



Bedroom One



Bedroom One

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Bathroom



Bedroom Two



Bedroom Two



Bedroom Two



Outlook from Bedroom Two

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Parking for 2 cars in tandem

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Garden Overview

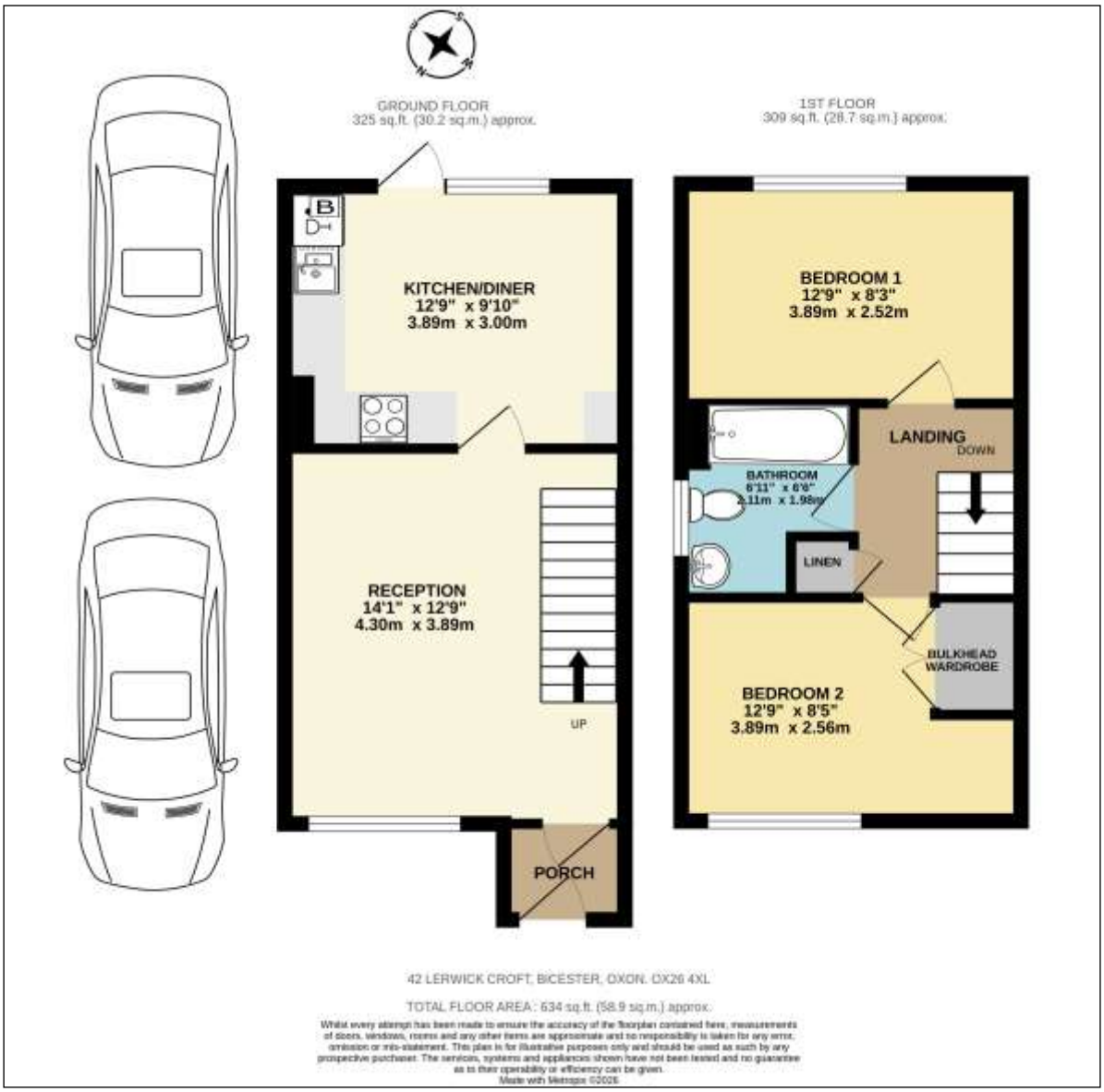
Space for Notes:

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