

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



18 Villiers Road, Bicester, Oxfordshire. OX26 2BB

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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 Two Bedroom Terraced House with Living Room,
Extended Kitchen, Dining Room Extension, Bathroom,
Front and Rear Gardens with 10ft Wide Vehicular Access
with Motorbike Store.**

FREEHOLD

£ 290,000

- ❖ Entrance Porch
- ❖ Living Room
- ❖ Inner Hall
- ❖ Kitchen
- ❖ Dining Room Extension
- ❖ Landing
- ❖ Two Bedrooms
- ❖ Bathroom
- ❖ Front and Rear Gardens
- ❖ 10ft Wide Vehicular Access

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of C (71).
Council Tax: Band B
Approx. £1,916 per annum.

Ground Floor:

Outside courtesy light, part leaded light glazed security front door to:

ENTRANCE HALL:

Plain plaster ceiling, downlighting, RCD/MCB electricity consumer unit (*metal cased, installed 2018*), wall mounted convector panel heater, part-glazed door to:

LIVING ROOM: 16'9 x 9'8

Front aspect PVC window, coving, radiator, ceramic tiled floor, TV point, "Virgin" box.

INNER HALL:

Radiator, ceramic tiled floor, staircase.

EXTENDED KITCHEN: 12'2 x 6'3

Rear aspect PVC window, built-in larder radiator, polished ceramic tiled floor. Range of base and eye level units, square edge laminate worksurfaces, tiled surrounds, space for washing machine, 600mm base unit, 600mm cutlery and pan drawers, double cavity stainless steel and glass fan oven/grill, 4-ring ceramic gas hob, tiled splashback, extractor hood, 1000mm corner base unit with 600mm door, 600mm undersink base unit, 1½ bowl "Carron Phoenix" sink, integrated dishwasher, space for 750mm wide upright fridge freezer.

EXTENDED DINING ROOM: 15'1 x 8'4

Rear aspect PVC French doors, radiator, ceramic tiled floor, two understairs cupboards.

First Floor

LANDING:

Large access to loft space (*drop down ladder, fully boarded on stilts, hard wired light, 300mm insulation*).

BATHROOM: 6'5 x 5'7

Rear aspect PVC window, extractor fan, radiator, polished floor tiles, panel enclosed bath with mixer tap, "Mira Sport" electric power shower, tiled surrounds, screen, single moulded hand wash basin and concealed cistern dual flush WC.

BEDROOM ONE: 14'4 x 9'8

Front aspect PVC window, wall-to-wall wardrobe, radiator.

BEDROOM TWO: 11'9 x 9'11

Rear aspect PVC window, radiator, airing cupboard enclosing "Worcester" boiler.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

290⁰ magnetic West, 6'5 x 8'0 motorbike store for two motorbikes, 10ft wide vehicle access to 23ft deep.

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Front



Front Door and Entrance Porch



Living Room



Living Room



Inner Hall



Extended Kitchen



Extended Kitchen

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Kitchen Fittings



Extended Dining Room



Extended Dining Room



Extended Dining Room



Bathroom



Bathroom



Bedroom One



Bedroom One

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Bedroom Two



Bedroom Two



Bedroom Two



Rear Garden



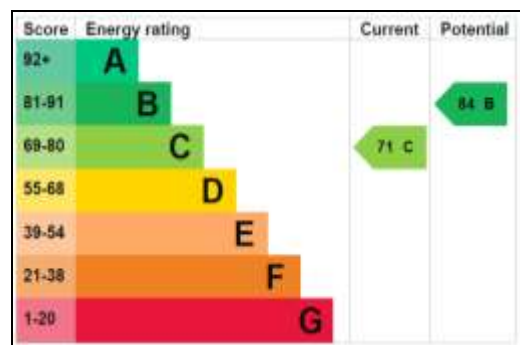
10ft Wide Vehicle Access and Bike Store



Rear Garden



View to Front



EPC

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Space for Notes

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