

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**1 Lime Crescent, Southwold,
Bicester, Oxfordshire. OX26 3XJ**

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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

1 Lime Crescent, Southwold, Bicester, Oxon. OX26 3XJ



**A Two Bedroom Semi-Detached House with Living Room,
Conservatory, Kitchen, Bathroom, Rear Garden and
Garage with Driveway Parking**

FREEHOLD

£ 300,000

- ❖ Walking Distance of Bicester North Station
- ❖ Entrance Hall
- ❖ Kitchen
- ❖ Living Room
- ❖ Conservatory
- ❖ Landing, Two Bedrooms
- ❖ Garage and Driveway Parking for 2 cars
- ❖ Gas to Radiator Heating
- ❖ PVC Double Glazing
- ❖ Local Amenities

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Key Facts for Buyers:

EPC: Rating of C (72).
Council Tax: Band B
Approx. £2,009 per annum.



Ground Floor:

Outside courtesy light, part-glazed PVC multi-locking point front door to:

ENTRANCE HALL:

RCD/MCB electric consumer unit, radiator, ceramic tiled floor, built-in coats cupboard.

KITCHEN: 8'6 x 7'11.

Front aspect PVC window, ceramic tiled floor, wall mounted "Ideal Logic Plus" boiler, ceramic tiled floor. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, space for washing machine, stainless steel sink, space for dishwasher, 4-ring ceramic hob, extractor hood, double cavity fan oven/oven grill, 500mm undersink base unit, 850mm corner base unit with 450mm door, 850mm x 850mm corner base unit with two 300mm doors, 300mm base unit, 500mm drawers, space for upright fridge freezer.

LIVING ROOM: 15'6 x 11'9.

Rear aspect PVC double glazed French doors and adjoining windows, coving, laminate flooring, radiator, TV and satellite connections.

CONSERVATORY: 8'10 x 9'8.

PVC window sections with French doors to garden, polycarbonate roof, wall light points, 13amp sockets, laminate flooring, plastered walls.

First Floor:

LANDING:

Access to loft space (part-boarded).

BATHROOM: 8'8 x 5'9.

Front aspect PVC double glazed window, vinyl flooring, chrome heated towel rail, double ended centre tap bath with 'Triton T70gsi' power shower with sliding head support, screen, pedestal wash hand basin, shaver socket, dual flush close coupled WC, built-in linen cupboard.

BEDROOM ONE: 12'2 x 8'5 widening to 11'9.

Rear aspect PVC double glazed window, coving, radiator, TV point, fitted wardrobe on bulkhead.

BEDROOM TWO: 12'0 x 5'8.

Side aspect PVC double glazed window, coving, radiator, TV point.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs
Side gate, deck.

GARAGE:

Up and over door, boarded eaves storage, painted walls, electric car charging point, driveway parking for two cars in tandem, light & power including USB charger socket protected by RCD fuse box.

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Front Door



Front Door



Kitchen



Kitchen



Living Room



Living Room



Living Room

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Conservatory



Bedroom One



Bedroom One



Bedroom One



Bedroom Two



Bathroom



Garage and Driveway



Garage and Driveway

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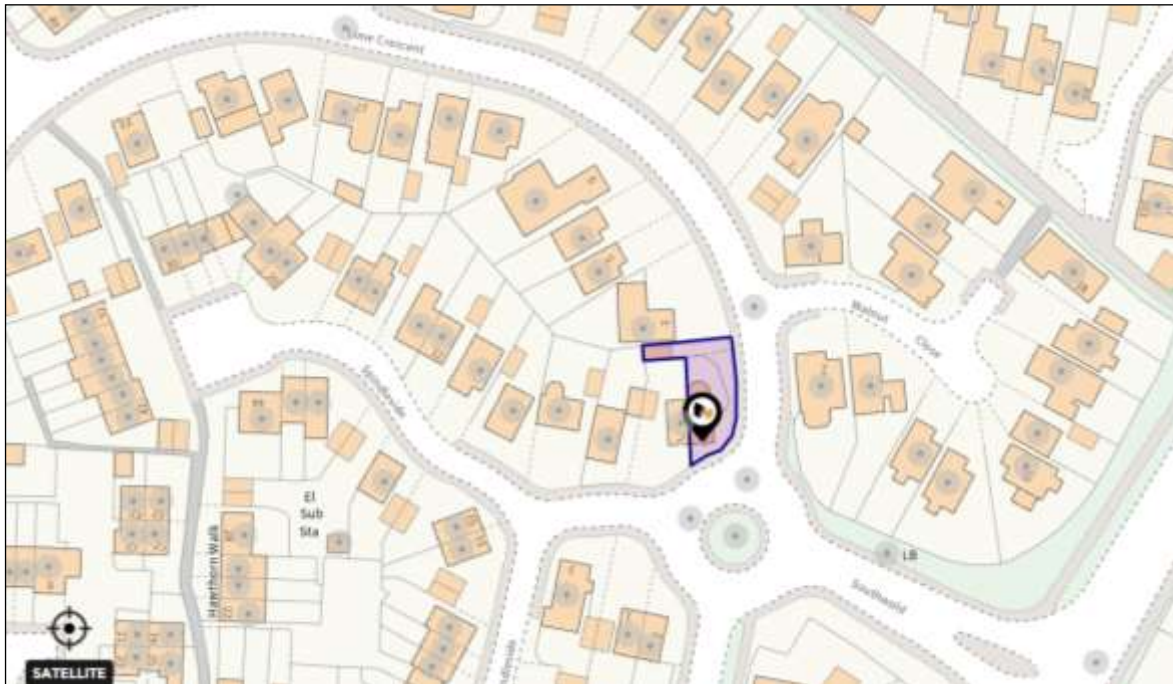
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Rear Garden



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Space for Notes:

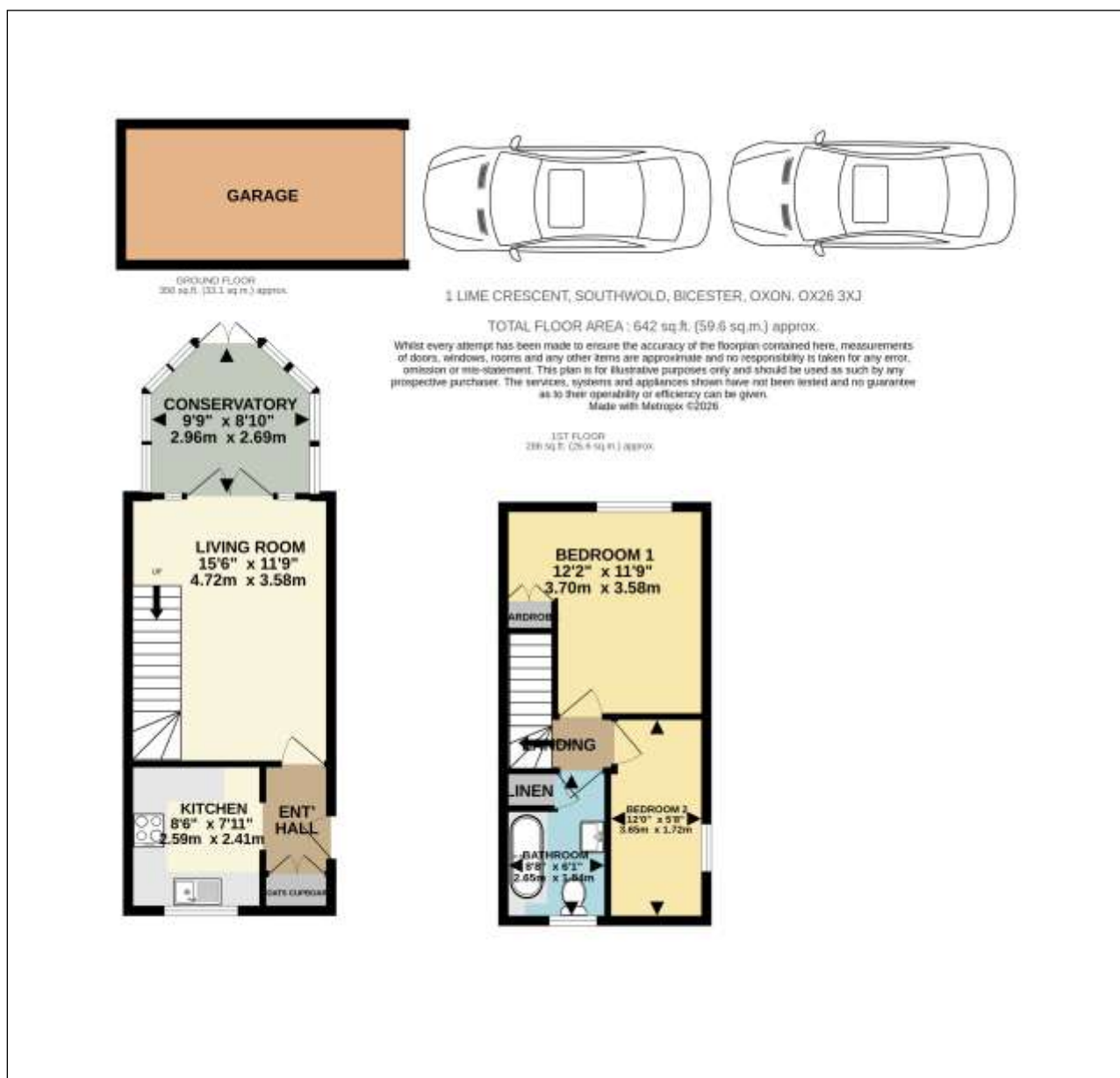
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