

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**11 Acacia Walk, Southwold,
Bicester, Oxon. OX26 3FR**

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

11 Acacia Walk, Southwold, Bicester, Oxon. OX26 3FR



**Two Bedroom Property with a South Facing Garden
Kitchen, Lounge Diner, Bathroom and Parking for Three Cars.**

FREEHOLD

£ 285,000

- ❖ Open Sloping Porch
- ❖ Entrance Hall
- ❖ Kitchen
- ❖ Lounge – Diner with Patio Doors to the garden
- ❖ Landing
- ❖ Bathroom
- ❖ Two Double Bedrooms
- ❖ South Facing Garden
- ❖ PVC Double Glazing, Gas to Radiator Heating
- ❖ Local Amenities, Walking distance to Bicester North

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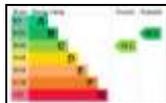
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Key Facts for Buyers:

EPC: Rating of C(76).
Council Tax: Band B
Approx. £1,916 per annum.



Ground Floor:

Outside gas and electricity meter boxes, part glazed PVC front door to:-

ENTRANCE HALL:

Radiator, laminate flooring, telephone point, small under-stairs recess, staircase, thermostat.

KITCHEN: 9'10 x 7'7 narrowing to 5'6.

Front aspect PVC window, RCD/MCB electricity consumer unit (*metal cased*), wall mounted "Worcester" combi boiler with filter (*estimated install 2021, last serviced Q4 2025*), laminate flooring. Range of base and eye level units, roll edge laminate worktops, tiled surrounds, 400mm base unit, 1000mm corner unit with 500mm door, 150mm wine rack, stainless steel and glass fan oven/grill, 4-ring ceramic hob, tiled splashback, stainless steel and glass extractor hood, 1000mm corner base unit with 500mm door, 600mm undersink base unit, stainless steel sink, space for washing machine, 400m base unit (*no door*).

LOUNGE-DINER: 14'2 x 11'9.

Rear aspect PVC sliding patio door to the garden, radiator, satellite connection.

First Floor:

LANDING:

Loft hatch (*part-boarded*).

BATHROOM (refitted 2020): 6'3 x 5'6.

Extractor fan, heated towel rail, vinyl flooring, bath with mixer tap and shower attachment, sliding head support, moulded wash hand basin with cupboard under, concealed cistern dual flush WC.

BEDROOM ONE: 11'9 x 8'10.

Rear aspect PVC window, radiator.

BEDROOM TWO: 11'0 x 8'5

Front aspect PVC window, radiator, airing cupboard.

Outside:

FRONT GARDEN: Refer to photo.

Outside tap.

REAR GARDEN: Refer to photo.

South facing, side gate, shed.

PARKING:

For two cars in tandem in the parking lot adjoining the rear garden and off road parking for one car to the front (*three spaces in total*).



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Open Porch and Entrance Hall



Kitchen



Kitchen



Kitchen



Lounge Diner

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Lounge Diner



Lounge Diner



Landing



Bedroom One



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

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Bedroom Two



Bathroom



Rear Garden



Rear Garden



Rear Elevation

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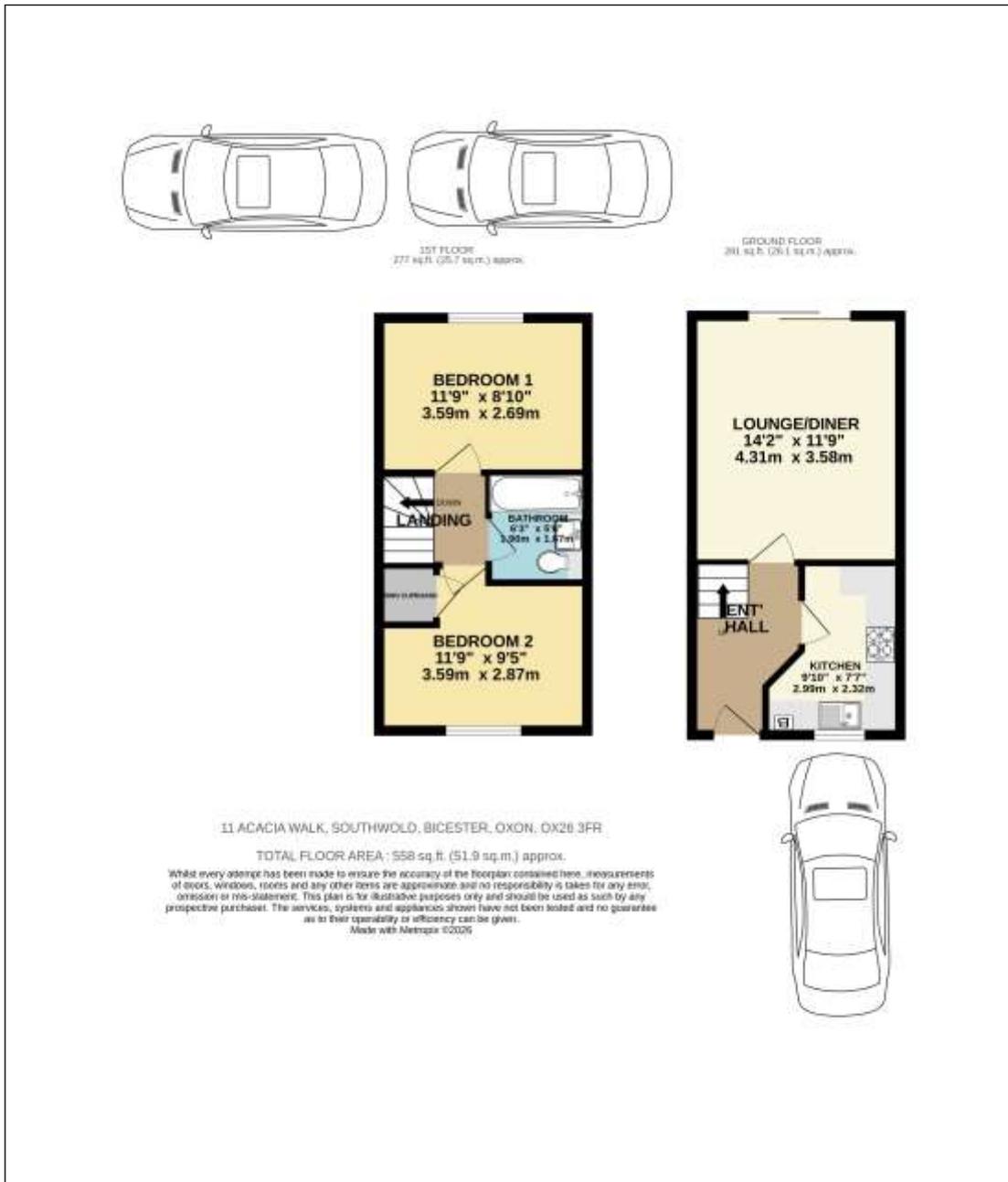
Space for Notes

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