

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**54 Campion Place, Bicester, Oxfordshire. OX26 3EH**

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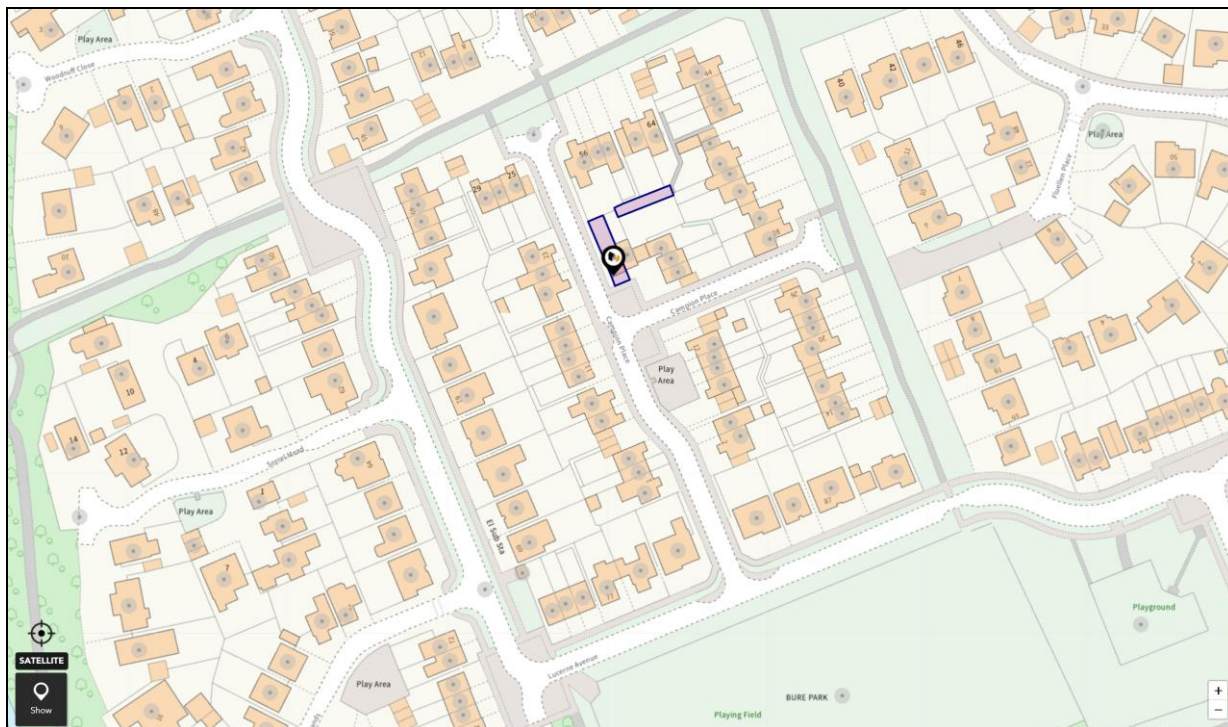
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E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### 54 Champion Place, Bicester, Oxfordshire. OX26 3EH



**A Two Bedroom Semi-Detached House with Hall, Cloakroom, Kitchen, Lounge Diner, Bathroom and Front and Rear Gardens, Parking for two cars in tandem.**

**FREEHOLD (with no fees)**

**Offers in Excess of: £ 325,000**

- ❖ End-of-Chain
- ❖ Entrance Hall, Cloakroom
- ❖ Kitchen
- ❖ Lounge Diner with patio door to the garden
- ❖ Landing, Two Double Bedrooms
- ❖ Bathroom with window and shower over the bath
- ❖ Re-fitted Worcester Boiler
- ❖ Front and Rear Gardens
- ❖ Parking for two cars in tandem
- ❖ Close to Local Amenities

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### Key Facts for Buyers:

**EPC:** Rating of C (74).  
**Council Tax:** Band C  
Approx. £2,296 per annum.

### Ground Floor:

#### **PITCHED OPEN PORCH:**

Outside courtesy light, 'Openreach' junction box, part-glazed security front door to:

#### **ENTRANCE HALL: 8'0 x 2'11.**

Radiator, staircase.

#### **CLOAKROOM: 4'10 x 3'0.**

Front aspect PVC window, chrome heated towel rail, close coupled WC, wall hung wash hand basin.

#### **KITCHEN: 8'6 x 7'3.**

Front aspect PVC window, RCD/MCB electricity consumer unit, vinyl flooring, re-fitted wall mounted "Worcester" boiler, kick-level heater. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, space for washing machine, 1000mm undersink base unit with two 500mm doors, (*stopcock under the sink*), 1½ bowl stainless steel sink, 800mm corner base unit with 400mm door and drawer, stainless steel and glass fan oven/grill, 4-ring gas hob, extractor hood, 800mm corner base unit with 300mm door and drawer, 600mm base unit with drawer, 400mm base unit with drawer, space for 600mm upright fridge freezer.

#### **LOUNGE DINER: 16'2 x 13'8.**

Rear aspect sliding patio door, rear aspect PVC window, 'Openreach' broadband hub, telephone point, TV point, radiator, understairs cupboard, central heating thermostat.

### First Floor:

#### **LANDING:**

Access to loft space.

#### **BATHROOM: 6'5 x 6'5.**

Side aspect PVC window, extractor fan, vinyl flooring, chrome heated towel rail, panel enclosed bath, thermostatic shower over, sliding head support, close coupled WC, pedestal wash hand basin.

#### **BEDROOM ONE: 13'8 x 9'6.**

Twin rear aspect PVC windows, two radiators, TV point, telephone point, 1400mm built-in wardrobe.

#### **BEDROOM TWO: 13'7 x 8'4.**

Twin front aspect PVC windows, two radiators, 1280mm built-in wardrobe,

### Outside:

#### **FRONT GARDEN: refer to photograph**

Outside tap.

#### **REAR GARDEN: refer to photographs**

Rear access gate to the parking area, deck, outside light.

#### **PARKING:**

For two cars in tandem.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Front



Porch



Hall



Cloakroom



Kitchen



Kitchen

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Kitchen



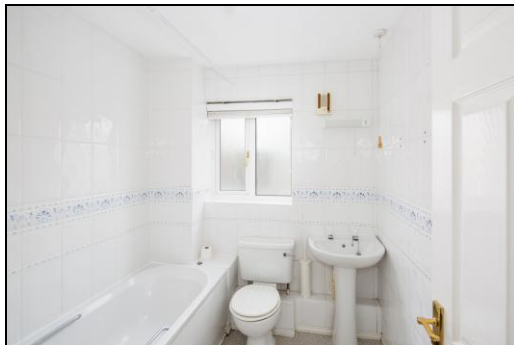
Lounge-Diner



Lounge-Diner



Lounge-Diner



Bathroom



Bathroom



Bedroom One



Bedroom One

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Bedroom One



Bedroom Two



Bedroom Two



Bedroom Two



Rear Garden



Rear Garden



Rear Elevation



Parking for 2 cars (red rim is approx. area)

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**Space for Notes**

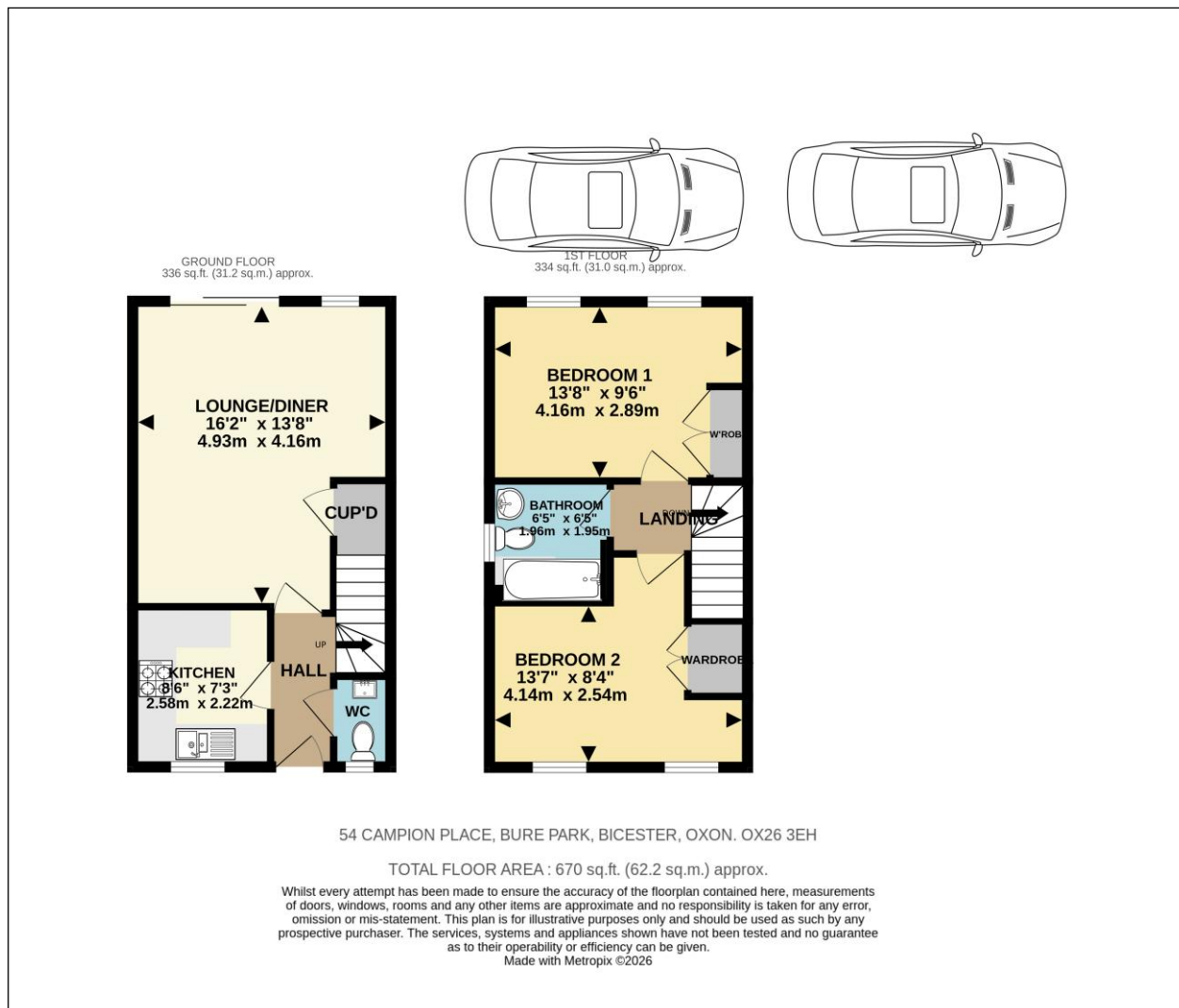
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