

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**69 Kestrel Way, Langford Village,
Bicester, Oxfordshire. OX26 6XZ**

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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

69 Kestrel Way, Langford Village, Bicester, Oxon. OX26 6XZ



**A Three Bedroom Semi-Detached with Cloakroom,
Living Room, Kitchen Diner, Conservatory, Bathroom,
Front and Rear Gardens, Garage and Driveway Parking**

FREEHOLD

£ 389,950

- ❖ Entrance Porch, Entrance Hall
- ❖ Cloakroom
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Conservatory
- ❖ Landing, Three Bedrooms
- ❖ Bathroom
- ❖ Garage & Driveway Parking
- ❖ PVC Double Glazing
- ❖ Gas to Radiator Heating

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Key Facts for Buyers:

EPC: Rating C (72)
Council Tax: Band D
Approx. £2,612 per annum.



Ground Floor:

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

ENTRANCE HALL:

Coving, radiator, part-glazed door.

CLOAKROOM:

Front aspect PVC window, coving, RCD/MCB electricity consumer unit, radiator, dual flush close coupled WC, wall hung wash hand basin, vinyl flooring.

INNER HALL:

Coving, solid wooden flooring, radiator, wall light point, staircase.

LIVING ROOM: 14'11 x 11'5

Front aspect PVC window, coving, radiator, wall light point, TV, internet point and two satellite connections.

KITCHEN DINER: 14'9 x 10'1

Rear aspect PVC window to conservatory, rear aspect PVC French doors to conservatory, under-stairs cupboard, ceramic tiled floor, radiator, space for table and chairs, TV aerial point. Range of base and eye level units, roll edge laminate work-surfaces, tiled surrounds, undercounter lighting, 400mm base unit, 800mm corner base unit with 500mm door, space for washing machine, "Franke" 1½ bowl stainless steel sink, 1000mm corner base unit with 500mm door, space for 450mm dishwasher, 605mm space for cooker (electric) and gas point, stainless steel cooker hood, 300mm base unit, 800mm corner base unit with 400mm doors, 300mm base unit, 600mm cutlery and pan drawers, space for under-counter fridge, vegetable rack.

CONSERVATORY: 14'2 x 10'11 shortening to 8'1

PVC construction with a polypropylene tiled roof, PVC French doors to garden, 10 No. ceiling spotlights, plastered walls, ceramic tiled floor, door to garage, 13-amp power, TV point.

First Floor:

LANDING:

Access to loft space (*insulation upgrade*), airing cupboard.

BATHROOM: 6'7 x 5'7

Rear aspect PVC window, plain plaster ceiling, extractor fan, chrome heated towel rail, ceramic tiled floor, panel enclosed bath with mixer tap and thermostatic shower, sliding head support and tiled surrounds pedestal wash hand basin, dual flush close coupled WC.

BEDROOM ONE: 12'1 (to face of wardrobes) x 8'1

Front aspect PVC window, coving, radiator, wall-to-wall mirrored wardrobes.

BEDROOM TWO: 9'3 (to face of wardrobes) x 8'1

Rear aspect PVC window, coving, radiator, wall-to-wall mirrored wardrobes.

BEDROOM THREE: 8'5 (deepening to 9'2) x 6'6

Front aspect PVC window, coving, radiator, bulkhead cupboard.

FRONT GARDEN: refer to photograph Outside tap.

GARAGE: 17'1 x 8'4

Up and over door, light and power, eaves storage, double glazed exterior door to garden, wall mounted Worcester boiler.

REAR GARDEN: refer to photographs

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Front



Entrance Hall and Inner Hall



Cloakroom



Living Room



Living Room



Living Room



Kitchen Diner



Kitchen Diner

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Kitchen Diner



Kitchen Diner



Conservatory



Conservatory



Bathroom



Bedroom One



Bedroom One



Bedroom One

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Bedroom Two



Bedroom Two



Bedroom Three



Rear Garden



Rear Garden

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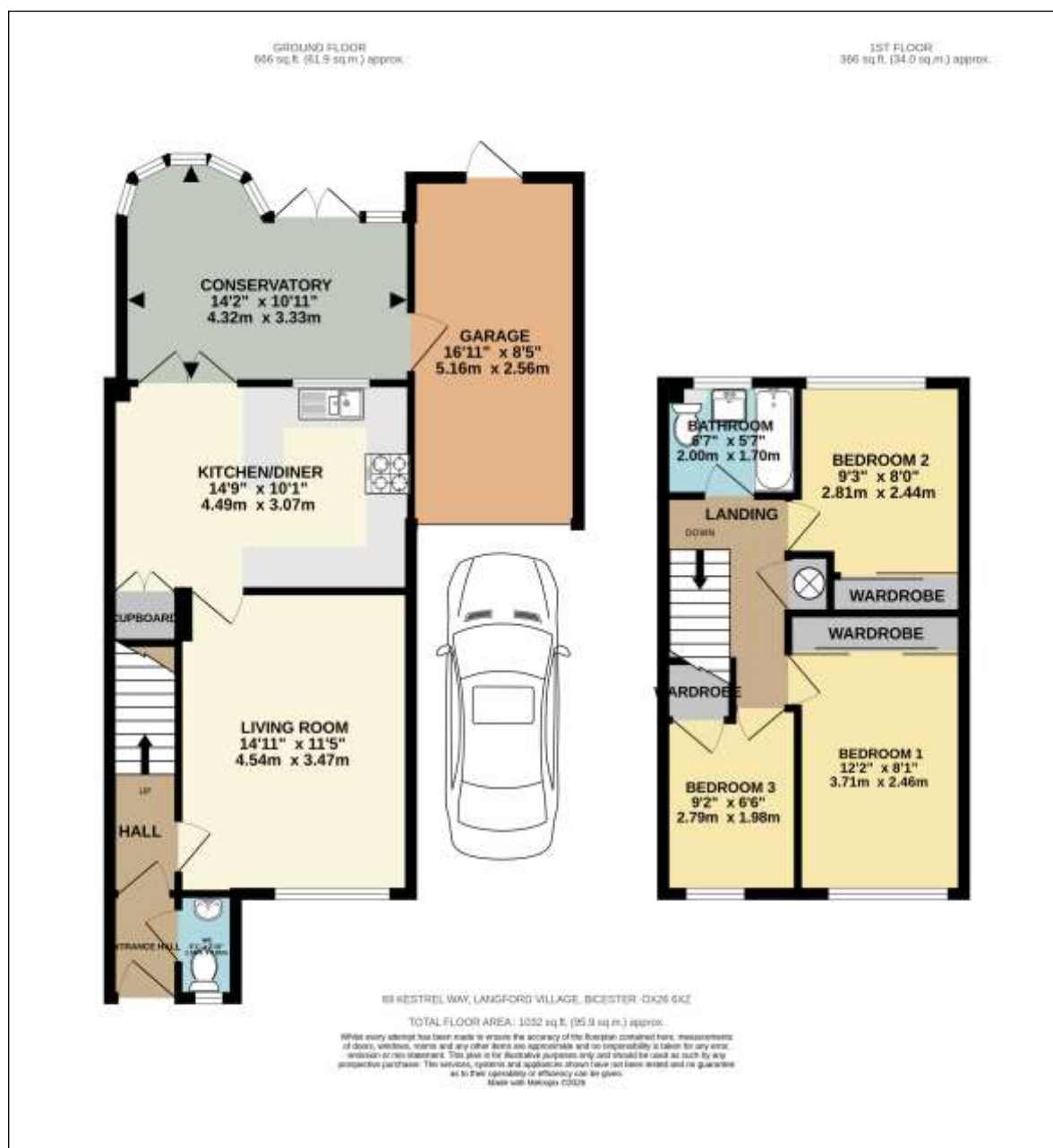
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