

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**30 Conifer Drive, Bicester, Oxfordshire. OX26 3GD**

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

Tel: Bicester (01869)

## 249922

### 30 Conifer Drive, Bicester, Oxfordshire. OX26 3GD



**On a Wide Plot with a West Facing Garden, A Two Double Bedroom End of Terrace House with Refitted Kitchen, Living Room with French Doors to Garden, Refitted Bathroom, Front, Side and Rear Gardens and Off-Road Parking for Two Cars**

**FREEHOLD**

**£ 320,000**

- ❖ Entrance Hall
- ❖ Refitted Kitchen
- ❖ Living Room with French Doors to Rear Garden
- ❖ Landing
- ❖ Two Double Bedrooms
- ❖ Refitted Bathroom
- ❖ Wider than normal Plot - Front, Side and Rear
- ❖ Off-Road Parking for Two Cars
- ❖ Close to Local Amenities
- ❖ Walking Distance to Bicester North Train Station

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### **Key Facts for Buyers:**

**EPC:** On Order  
**Council Tax:** Band B  
Approx. £1,916 per annum.

### **Ground Floor:**

#### **SLOPING PORCH:**

Outside courtesy PIR light, outside gas and electric meter boxes, outside tap, Broadband hub and fibre to property, part glazed security front door to:

#### **ENTRANCE HALL:**

Coving, click laminate flooring, small understairs recess, radiator, staircase, telephone master socket, thermostat.

#### **REFITTED KITCHEN: 9'10 x 7'7**

Front aspect PVC window, coving, vinyl tiles, floor. Range of base and eye level units, roll edge laminate worksurfaces and tiled surrounds, 600mm wide tall unit with integrated 860mm fridge and 780mm freezer (*four drawers*), 450mm cutlery and pan drawers, 1100mm corner base unit with 600mm door, stainless steel and glass pyrolytic fan oven/grill, ceramic induction hob, 1200mm corner base unit with 600mm door, 500mm undersink base unit, stainless steel sink, integrated washing machine, 1200mm wide tall unit enclosing "Worcester" combination condensing boiler (*estimated install 2022*).

#### **LOUNGE DINER: 14'2 x 11'10**

Rear aspect PVC French doors, coving, downlighting, click laminate flooring, TV and satellite points, radiator.

### **First Floor:**

#### **LANDING:**

Coving.

#### **REFITTED BATHROOM:**

Side aspect PVC window, plain plaster ceiling, chrome heated towel rail, fully tiled walls, "Karndean" flooring, panel enclosed bath with mixer tap, shower over, sliding head support, screen, moulded wash hand basin with cupboard under, concealed cistern dual flush WC.

#### **BEDROOM ONE: 9'8 x 9'0**

Rear aspect PVC window, coving, click laminate flooring, radiator, wall to wall mirrored wardrobes, TV point.

#### **BEDROOM TWO: 11'10 x 8'5**

Front aspect PVC window, coving, access to loft space, click laminate flooring, overstairs bulkhead linen cupboard.

### **Outside:**

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

Off road parking for two cars.

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

West facing, side gate.

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Front



Entrance Hall



Kitchen



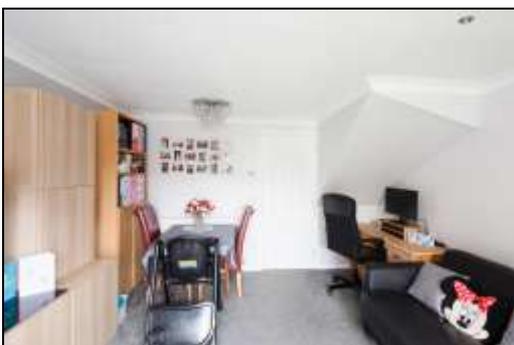
Kitchen



Kitchen



Lounge Diner



Lounge Diner



Lounge Diner

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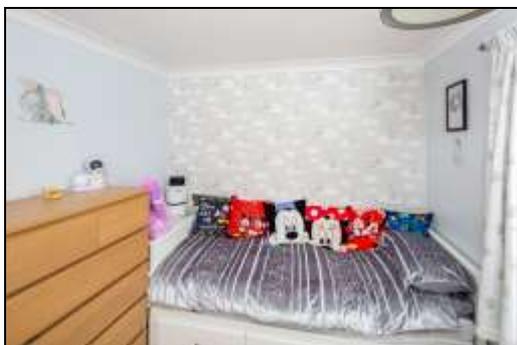
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Bedroom Two



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Two



Bathroom



Rear Garden



Rear Garden

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Rear Garden



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**Space for Notes**

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