

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**38 Grebe Road, New Langford,
Bicester, Oxfordshire.
OX26 6EL**

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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

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Three Bedroom End of Terrace with South-South-East wider than average Garden, Garage & 11Ft wide Driveway Parking to the side.

FREEHOLD

£ 375,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Kitchen
- ❖ Lounge-Diner
- ❖ Landing, Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Front and South-South-East Facing Rear Garden
- ❖ Garage and Wider Driveway Parking
- ❖ Walking Distance to Bicester Village, Station and Town

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of C (75).
Council Tax: Band C
Approx. £2,215 per annum.



Ground Floor:

Ramped path leading to:

SLOPING OPEN PORCH:

Outside courtesy light, outside ground level gas meter box, outside electric meter box, part-glazed security front door to:-

ENTRANCE HALL:

Plain plaster ceiling, coving, radiator, luxury vinyl flooring, central heating thermostat, turning staircase.

CLOAKROOM: 5'3 x 3'1

Front aspect PVC window, plain plaster ceiling, RCD/MCB electricity consumer unit, half tiled walls, radiator, "Travertine" floor tiles, heated close coupled WC, pedestal wash hand basin.

KITCHEN: 10'9 x 7'2

Front aspect PVC window, plain plaster ceiling, heated towel rail, luxury vinyl flooring. Range of tall base and eye level units, roll edge laminate worksurfaces, tiled surrounds, 600mm cutlery and pan drawers, 600mm base unit with drawer, 600mm integrated fridge freezer (700mm fridge/820mm freezer), 500mm base unit, stainless steel and glass fan oven/oven grill, 4-ring stainless steel gas hob, stainless steel extractor hood, integrated dishwasher, 1000mm undersink corner base unit with 600mm door, "Carron Phoenix" 1½ bowl stainless steel sink, integrated John Lewis washing machine, 400mm base unit.

LOUNGE DINER: 16'7 narrowing to 11'0 x 14'0

Rear aspect sliding patio door, rear aspect PVC window, plain plaster ceiling, coving, two radiators, BT master socket, TV point, wooden flooring, understairs airing cupboard enclosing "Worcester MT10" boiler.

First Floor:

LANDING:

Plain plaster ceiling, access to loft space (*drop down ladder, light, boarded around the hatch etc*).

BATHROOM: 5'7 x 7'4.

Plain plaster ceiling, extractor fan, fully tiled walls, ceramic tiled floor, chrome heated towel rail, panel enclosed bath, thermostatic shower over, sliding head support, screen, dual flush close coupled WC, inset wash hand basin with cupboard under.

BEDROOM ONE: 10'11 x 8'9 widening to 10'9 including wardrobe

Front aspect PVC window, plain plaster ceiling, radiator, built-in 2-door wardrobe, TV point.

EN-SUITE: 5'4 x 5'0

Front aspect PVC window, downlighting, chrome heated towel, ceramic tiled floor, fully tiled walls, 780mm x 780mm quadrant shaped shower enclosure, thermostatic shower, sliding head support, close coupled WC, inset wash hand basin with cupboard under.

BEDROOM TWO: 10'8 including wardrobe x 8'11

Rear aspect PVC window, plain plaster ceiling, built-in 2-door wardrobe, radiator, laminate flooring.

BEDROOM THREE: 8'9 x 5'6

Rear aspect PVC window, plain plaster ceiling, built-in single wardrobe, radiator, wooden flooring.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Tap, door to the garage, gate to enclosed side path, outside tap, gate to front.

GARAGE: 16'11 x 8'9.

Up and over door, light and power, half glazed PVC door, RCD/MCB electricity consumer unit.

PARKING:

For one to two cars in front of the garage (*subject to title deed confirmation*)

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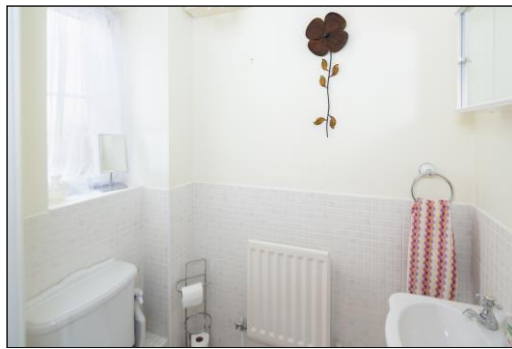
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Front



Entrance Hall



Cloakroom



Kitchen



Kitchen



Lounge Diner



Lounge Diner



Lounge Diner

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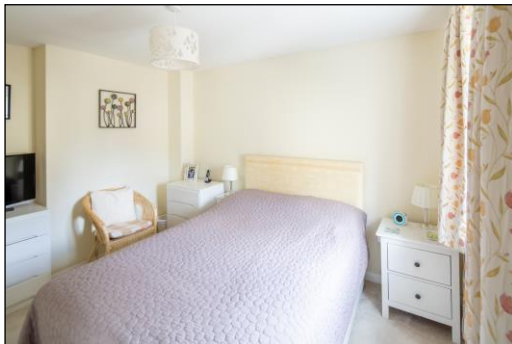
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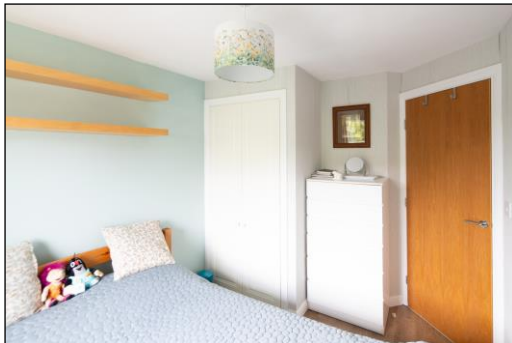
Bedroom Three



Bedroom One



Bedroom One



Bedroom Two



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Bedroom One



Rear Garden



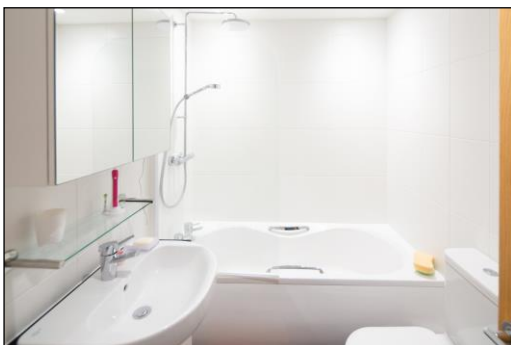
En-Suite to Bedroom One



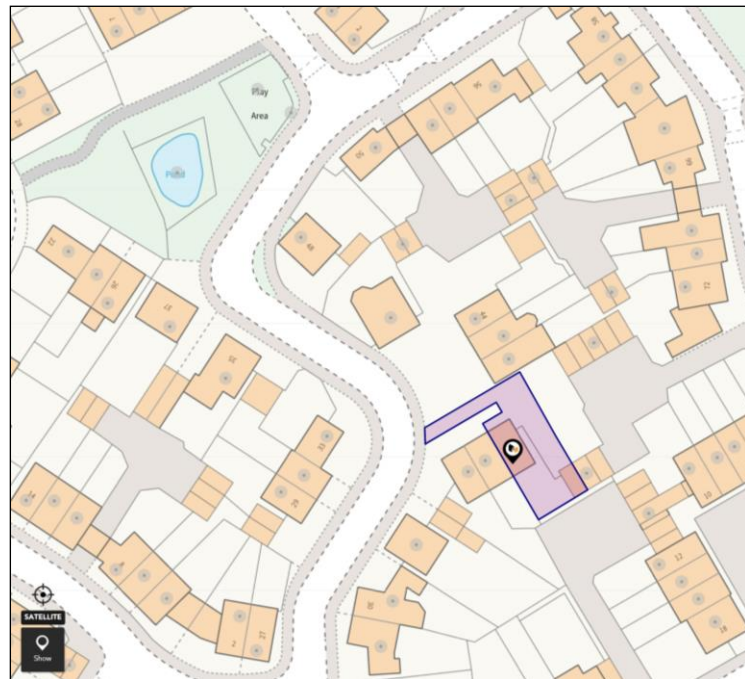
Rear Elevation and Garden



Bedroom Two



Bathroom



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Rear Garden



Street Scene

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Space for Notes:

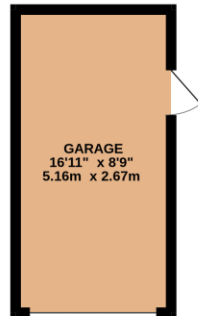
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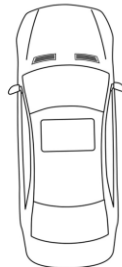
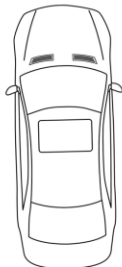


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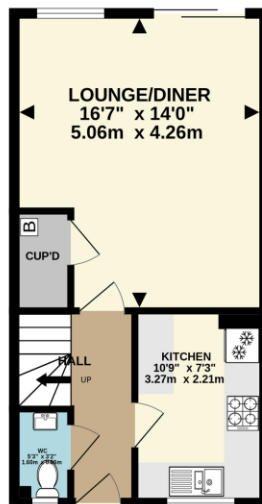
TOTAL FLOOR AREA : 908 sq.ft. (84.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

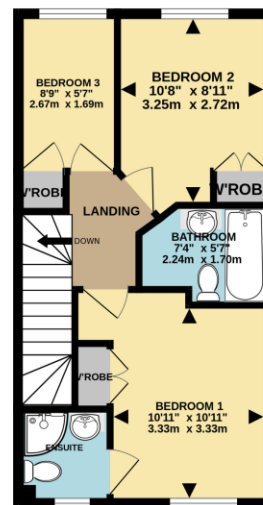
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GROUND FLOOR
527 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



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