

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**18 Bayliss Drive, Upper Heyford
Oxfordshire. OX25 5AY**

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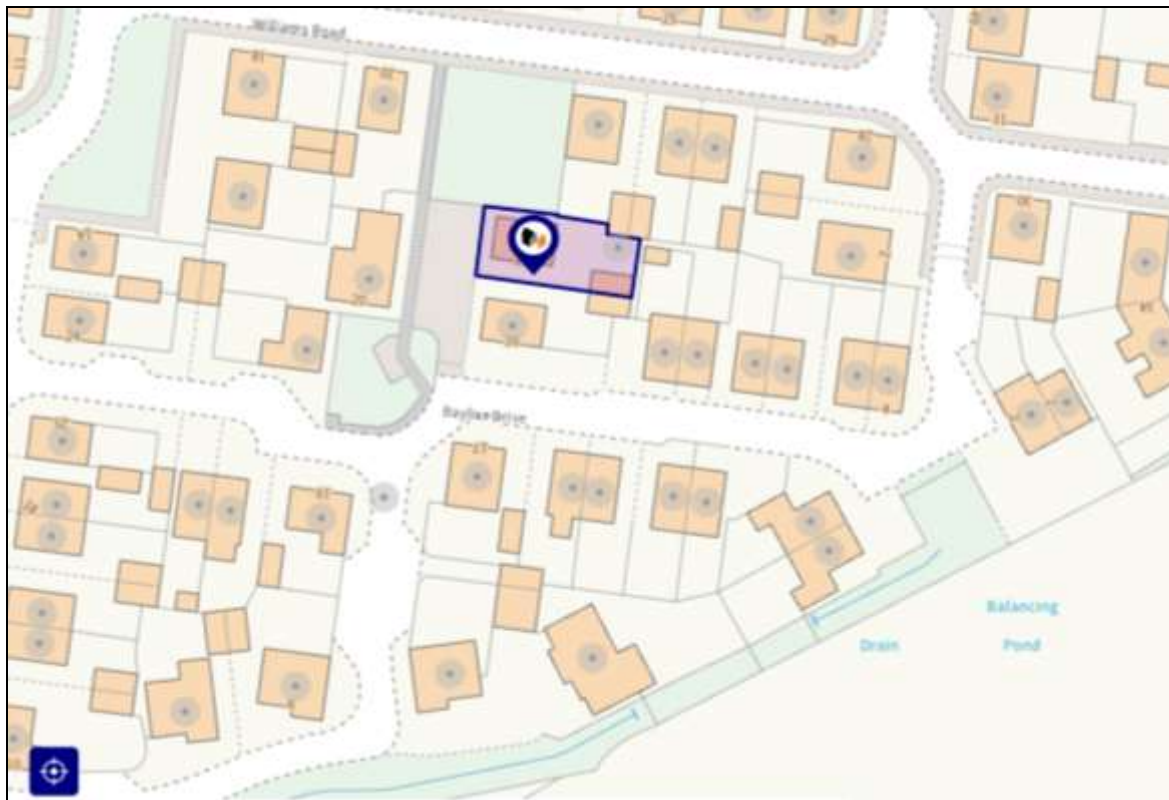
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

18 Bayliss Drive, Upper Heyford, Oxfordshire. OX25 5AY



Overlooking a Peaceful Green, a Three Bedroom Detached House with Cloakroom, Living Room, Kitchen Diner, Bathroom and En-Suite, Front and Rear Gardens, Garage and Ample Parking for 2-3 Cars in Tandem

FREEHOLD

£ 450,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Garage and Ample Parking for 2-3 Cars in Tandem
- ❖ Close to Local Amenities

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Ground Floor:

STORM PORCH:

Outside courtesy light, outside gas and electric meter boxes, part-glazed security front door to:

ENTRANCE HALL: 18'0 x 6'5

Plain plaster ceiling, downlighting, radiator, ceramic tiled floor, built-in cupboard housing broadband hub, staircase.

CLOAKROOM: 6'0 x 3'2

Plain plaster ceiling, downlighting, radiator, ceramic tiled flooring, close coupled WC, wash hand basin with cupboard under.

LIVING ROOM: 18'0 x 10'7 extending to 13'5 into bay

Front aspect PVC window, side aspect PVC bay window, plain plaster ceiling, downlighting, luxury vinyl flooring, two radiators, multimedia and CAT 6 points.

KITCHEN: 18'0 x 9'7

Side aspect bi-fold patio door to garden, front aspect PVC window, plain plaster ceiling, downlighting, radiator, ceramic tiled floor, space of table and chairs, wall mounted "Vaillant Home System 18" boiler. Range of tall base and eye level units, Quartz worksurface and upstands, tall unit (600mm wide) with integrated 1400mm fridge and 650mm freezer, tall unit (600mm wide) with stainless steel and glass fan oven/grill, tall unit (600mm wide) with microwave oven combi and warming oven, 540mm shelved recess, integrated dishwasher, 600mm undersink base unit, undermounted 1½ bowl "Rangemaster" stainless steel sink, 800mm corner base unit with 400mm door, washer, 600mm cutlery and pan drawer, 4-ring ceramic electric hob, extractor hood, second 600mm cutlery and pan drawer (*door front missing*), breakfast bar, 300mm base unit, 300mm wine chiller.

First Floor:

LANDING:

Access to loft space, plain plaster ceiling, downlighting, airing cupboard.

BATHROOM: 6'6 x 6'2

Front aspect PVC window, plain plaster ceiling, downlighting, extractor fan, ceramic tiled floor, chrome heated towel rail, double ended bath with centre tap and shower attachment, tiled surrounds, wall hung wash hand basin, concealed cistern dual flush WC, shaver socket.

BEDROOM ONE: 11'6 x 10'11

Side aspect PVC window, plain plaster ceiling, radiator, built-in 2-door wardrobe.

EN-SUITE: 7'6 x 8'2

Front aspect PVC window, plain plaster ceiling, downlighting, extractor fan, radiator, ceramic tiled floor, chrome heated towel rail, 1680mm x 900mm shower enclosure, monsoon head, second hand held head, wall hung wash hand basin, shaver socket, concealed cistern dual flush WC.

BEDROOM TWO: 10'7 x 9'10

Side aspect PVC window, plain plaster ceiling, radiator.

BEDROOM THREE: 9'11 x 7'1

Front aspect PVC window, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs
Gate.

GARAGE:

Up and over door, light and power, eaves storage, driveway parking for 2-3 cars in tandem.

Key Facts for Buyers:

EPC: Rating of B (83).

Council Tax: Band D

Approx. £2,583 per annum.

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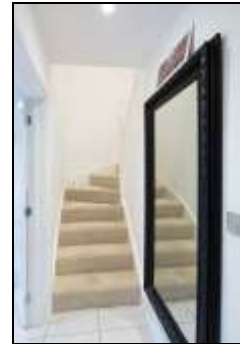
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Front



Cloakroom and Entrance Hall



Entrance Hall



Entrance Hall



Living Room

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Living Room



Living Room



Living Room



Kitchen Diner



Kitchen Diner

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Kitchen Diner



Kitchen Diner



Bedroom One



Bedroom One



Bedroom One



En-Suite to Bedroom One



Bedroom Two



Bedroom Three

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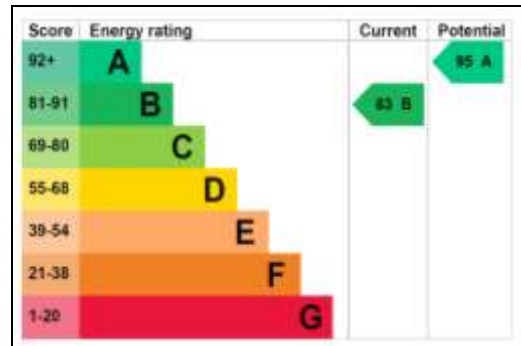
Bathroom



Rear Garden



Garage and Driveway Parking



EPC



Garden in Summer

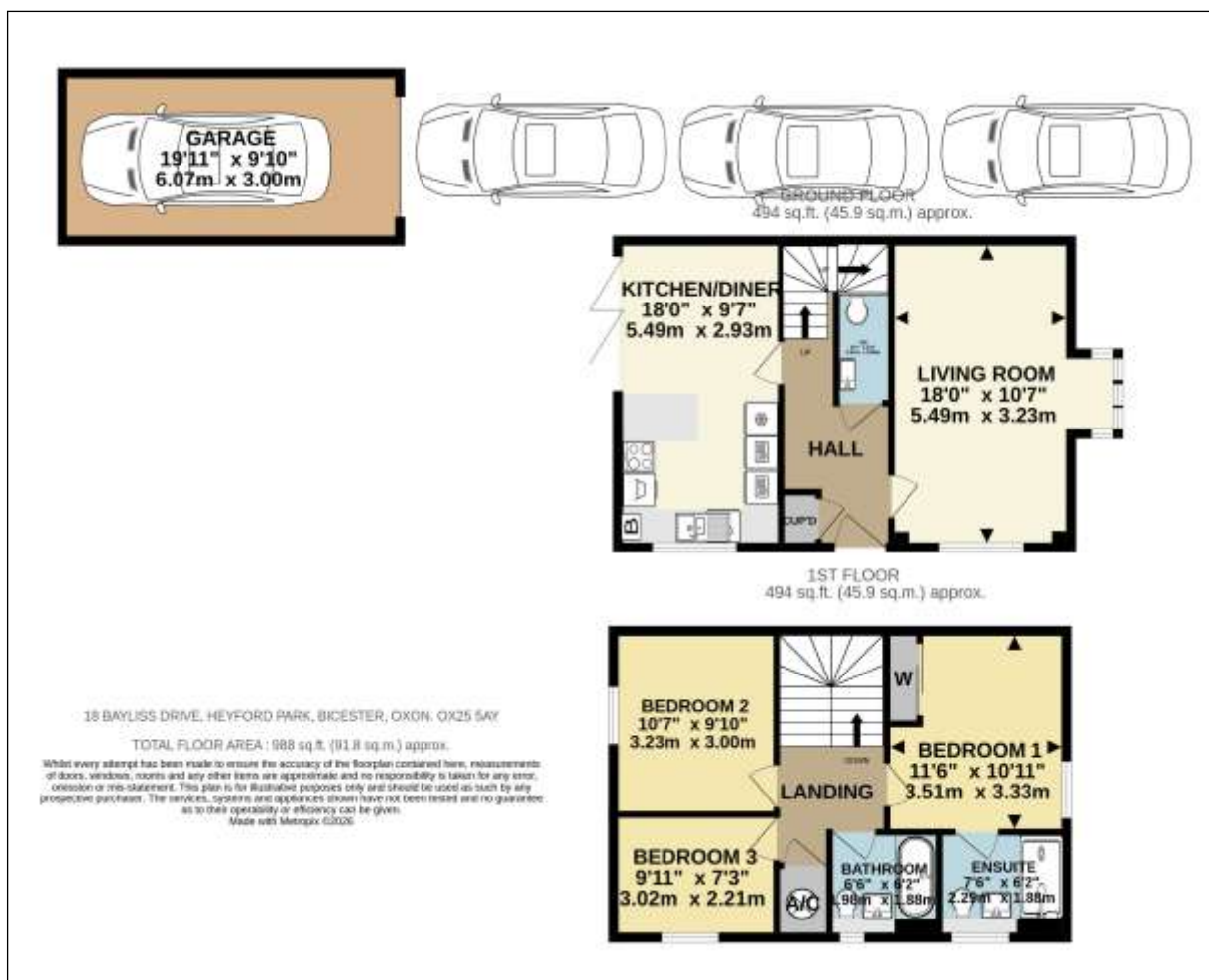
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