

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



47 Grebe Road, Langford, Bicester, Oxfordshire. OX26 6EL

BARTON FLEMING

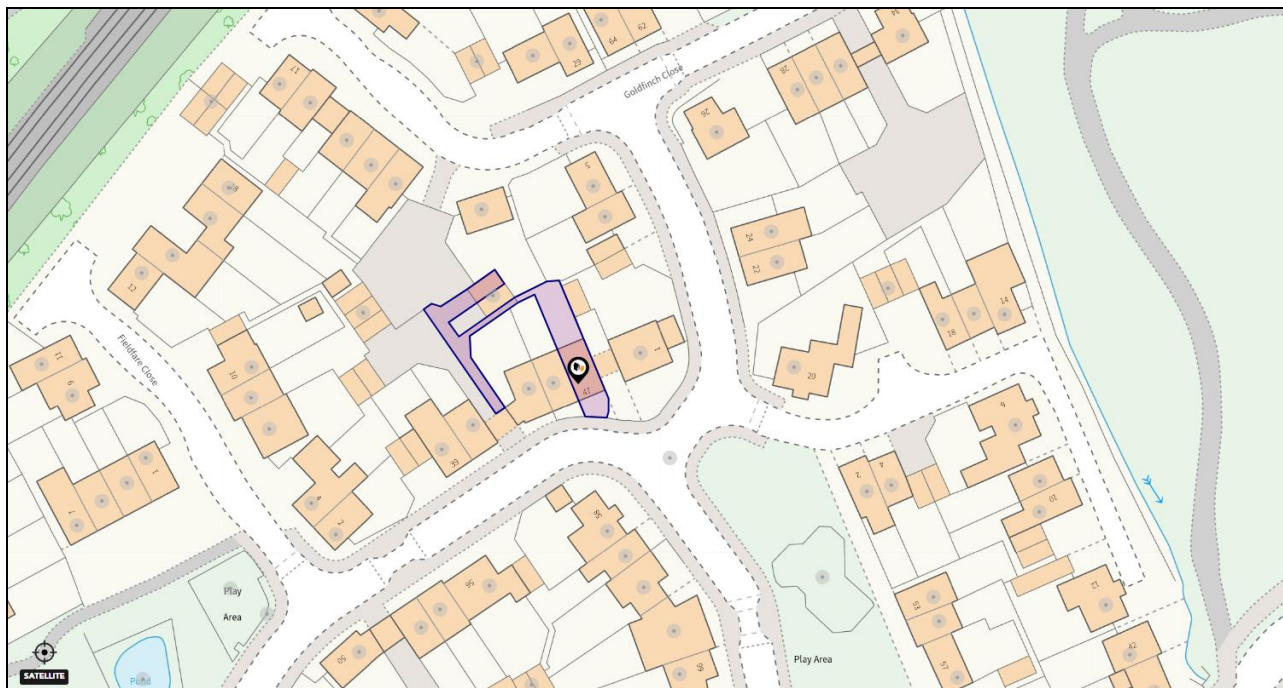
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

47 Grebe Road, Langford, Bicester, Oxfordshire. OX26 6EL



A Three Bedroom Terraced House with Cloakroom, Kitchen, Lounge Diner, Bathroom and En-Suite, Front and Rear Gardens, Garage and Driveway Parking for One Car

FREEHOLD

Offers in excess of £ 335,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Kitchen
- ❖ Lounge Diner
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Garage and Driveway Parking for One Car
- ❖ Close to Local Amenities, Bicester Village and Train Station

VIEWING
APPOINTMENT:

DAY:

TIME:

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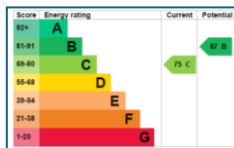
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Key Facts for Buyers:

EPC: Rating of C (75).
Council Tax: Band C
Approx. £2,190 per annum.



Ground Floor:

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

HALL:

Coving, plain plaster ceiling, radiator, vinyl flooring, staircase, "Honeywell" digital thermostat.

CLOAKROOM: 5'2 x 3'0

Front aspect PVC window, plain plaster ceiling, radiator, vinyl flooring, close coupled WC, pedestal wash hand basin, half tiled walls.

KITCHEN: 10'8 x 7'4

Front aspect PVC window, plain plaster ceiling, radiator, vinyl floor tiles, wall mounted "Worcester" boiler. Range of base and eye level nits, square edge laminate worksurfaces, tiled surrounds, 100mm tray space, 300mm base unit, space for washing machine, stainless steel sink, 1000mm corner base unit with 600mm drawer, integrated dishwasher, double cavity fan oven/oven grill, stainless steel gas hob, stainless steel extractor hood, microwave shelf, 600mm cutlery and pan drawers, 1040 integrated fridge, 630mm integrated fridge freezer (3 drawers), breakfast bar, 500mm base unit.

LOUNGE DINER: 16'9 narrowing to 10'11 x 13'10

Rear aspect PVC window, rear aspect coated aluminium patio door, plain plaster ceiling, coving, understairs cupboard, fireplace (*electric fire*), TV point, BT master socket, radiator.

First Floor:

LANDING:

Access to loft space.

BATHROOM: 7'4 x 5'8

Plain plaster ceiling, extractor fan, vinyl floor ties, radiator, panel enclosed bath with mixer tap, tiled surrounds, half tiled walls, pedestal wash hand basin, dual flush close coupled WC.

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

Front aspect PVC window, radiator, TV point, built-in wardrobe.

EN-SUITE: 5'3 x 4'10

Front aspect PVC window, extractor fan, plain plaster ceiling, 750mm x 750mm shower enclosure, "Triton" thermostatic shower, sliding head support, pedestal wash hand basin, shaver socket, dual flush close coupled WC.

BEDROOM TWO: 10'8 x 8'2

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

BEDROOM THREE: 8'9 plus built-in wardrobe x 5'6

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

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Rear access to parking, patio.

GARAGE: 17'0 x 8'6

Eaves high storage, driveway parking for one car.

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Front



Entrance Hall



Cloakroom



Kitchen



Kitchen



Kitchen



Lounge Diner



Lounge Diner

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Lounge Diner



Bedroom One



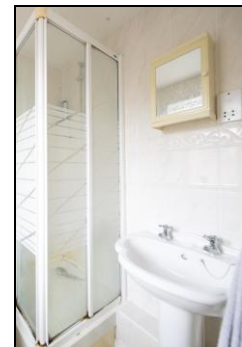
Bedroom One



Bedroom One



En-Suite to Bedroom One



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Bathroom



Bedroom Two



Bedroom Three



Bedroom Three



Rear Garden

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Garage and Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

Space for Notes:

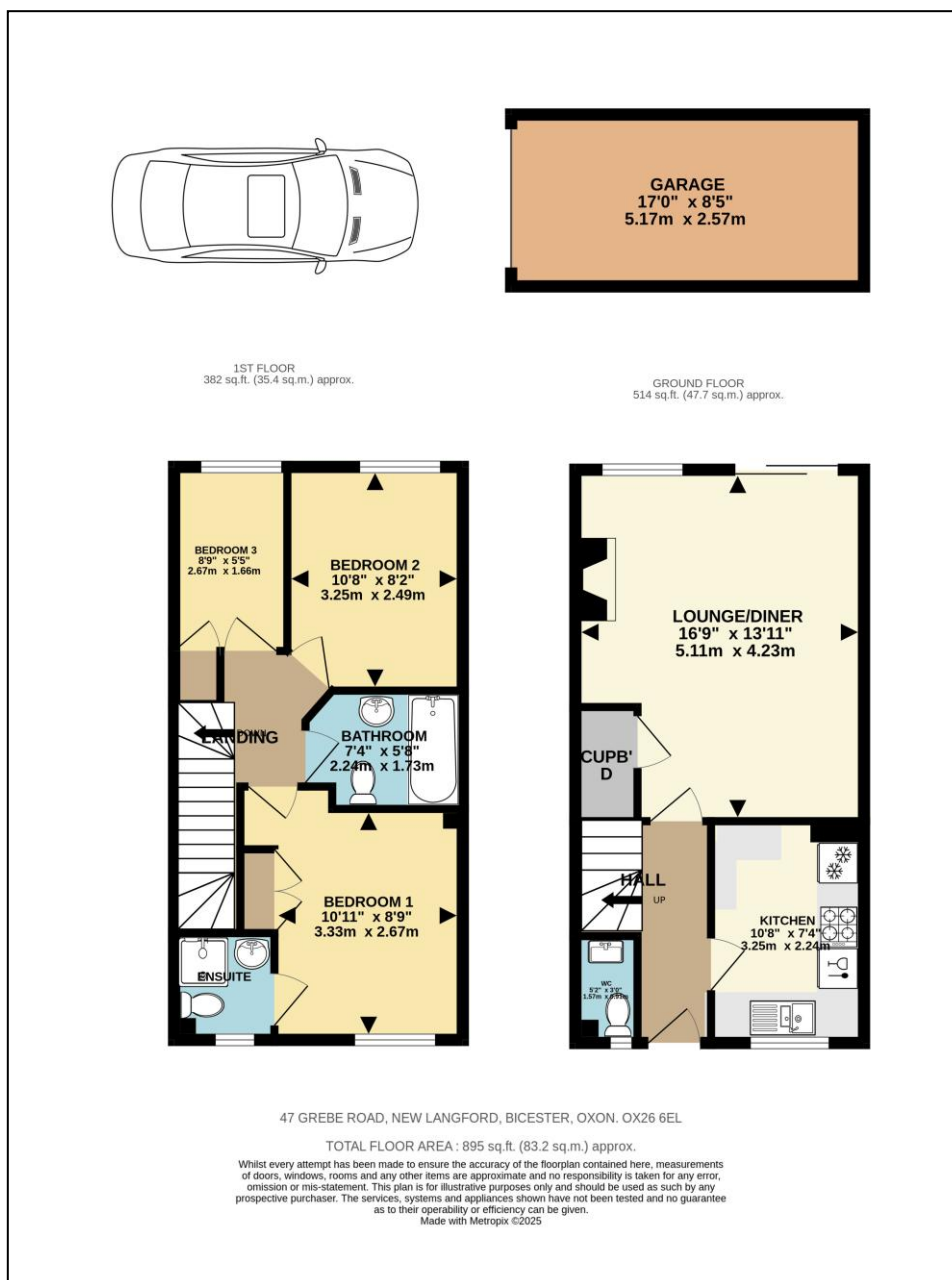
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