

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**10 Sycamore Gardens, Bicester, Oxfordshire. OX26 3XS**

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### 10 Sycamore Gardens, Bicester, Oxfordshire. OX26 3XS



**A Two Bedroom Terraced House with a Refitted Kitchen, Bathroom and Boiler, Enclosed Rear Garden and Allocated Parking for Two Cars in Tandem**

**FREEHOLD**

**£ 275,000**

- ❖ Canopy Porch
- ❖ Refitted Fitted Kitchen
- ❖ Living Room with door to Rear Garden
- ❖ Landing
- ❖ Refitted Bathroom
- ❖ Two Bedrooms
- ❖ New "Ideal" Boiler
- ❖ Rear Garden with Shed
- ❖ Allocated Parking in Car Park to left of property
- ❖ Close to Local Amenities
- ❖ Walking Distance to Bicester North Train Station

VIEWING APPOINTMENT:

DAY:

TIME:

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

**EPC:** Rating C (77)  
**Council Tax:** Band B  
Approx. £1,916 per annum.

### **Ground Floor:**

#### **SLOPING OPEN PORCH:**

PVC double glazed front door to:

#### **REFITTED KITCHEN: 11'9 x 8'6**

Front aspect PVC window, plain plaster ceiling, click laminate flooring, radiator. Range to tall base and eye level units, square edge laminate worksurfaces, tiled surrounds, integrated 1000mm fridge/650mm freezer, 800mm base unit with two 400mm doors, 600mm cutlery and pan drawers, 800mm corner base unit with 300mm door, stainless steel and glass fan oven/grill, 4-ring electric hob, 1½ bowl composite sink, space for washing machine, 700mm shallow base unit enclosing gas and electric meters.

#### **LIVING ROOM: 15'6 x 11'19**

PVC window to rear aspect, PVC door to rear aspect, radiator, staircase, TV point, laminate wood floor.

### **First Floor:**

#### **LANDING: 2'9 x 6'0**

Access to loft.

#### **BEDROOM ONE: 12'5 x 11'9**

PVC window to rear aspect, radiator, two freestanding wardrobes, TV point, overstairs bulkhead shelf.

#### **BEDROOM TWO: 11'7 x 5'8**

PVC window to front aspect, radiator

#### **REFITTED BATHROOM: 8'6 x 5'9**

Rear aspect PVC window, airing cupboard enclosing replaced "Ideal Logic Max Combi C30" boiler, chrome heated towel rail, "Karndean" flooring, "P" shower bath, screen, thermostatic shower over, rainhead, second hand held head, sliding head support, screen, dual flush close coupled WC, inset wash hand basin with cupboard under, mirror, aqua panel backsplash.

### **Outside**

#### **PARKING:**

Parking for two cars in tandem.

#### **GARDEN: Refer to photographs**

West facing, gate.

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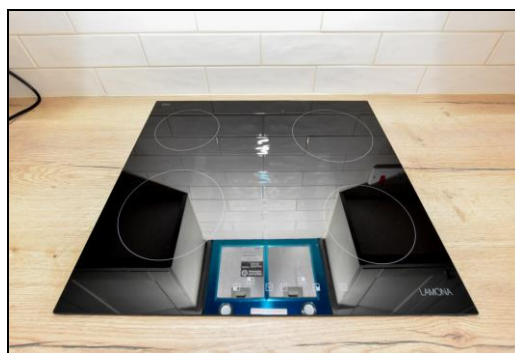
Kitchen



Kitchen



Oven



Hob



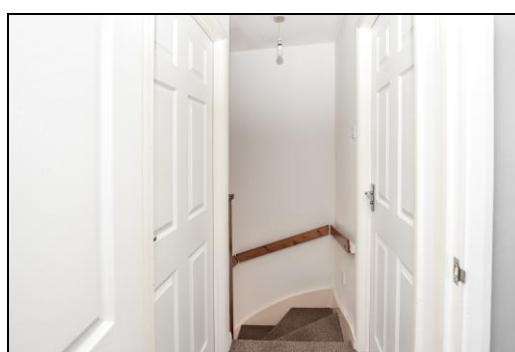
Sink



Living Room



Living Room



Landing

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Bedroom One



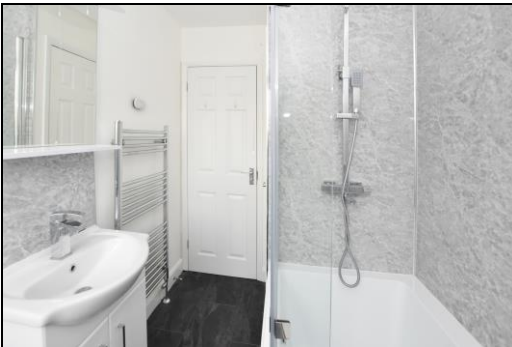
Bedroom One



Bedroom Two



Bedroom Two



Bathroom/WC



Bathroom/WC



Rear Elevation



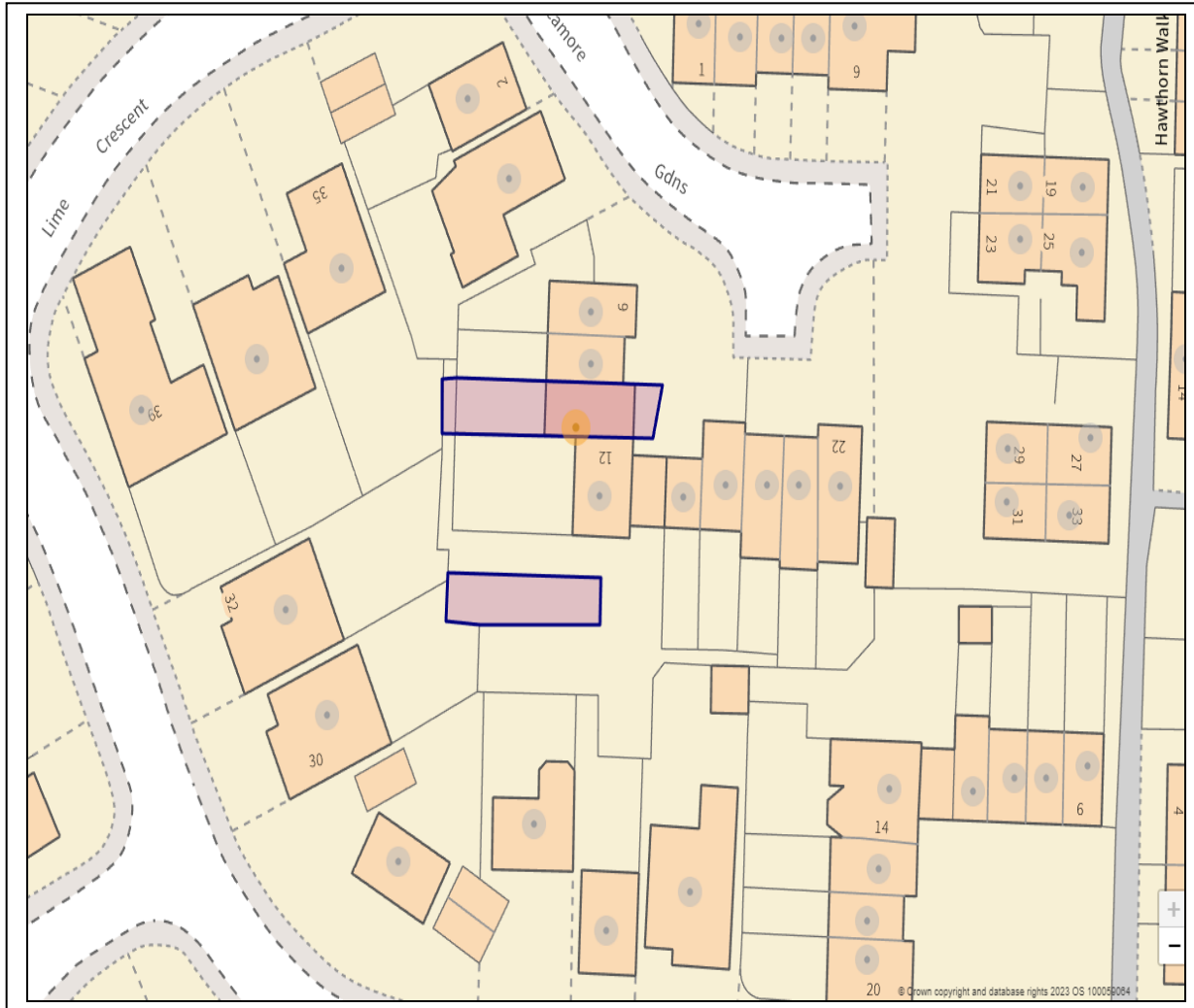
Rear Patio and Garden

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## Local Amenities

Southwold has a parade of shops comprising a Chinese Takeaway, Hairdressers, Indian Takeaway and a Tesco Express with a cashpoint machine. There is also a junior school and a community centre with a park and children's play area to the rear.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

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**Space for Notes:**

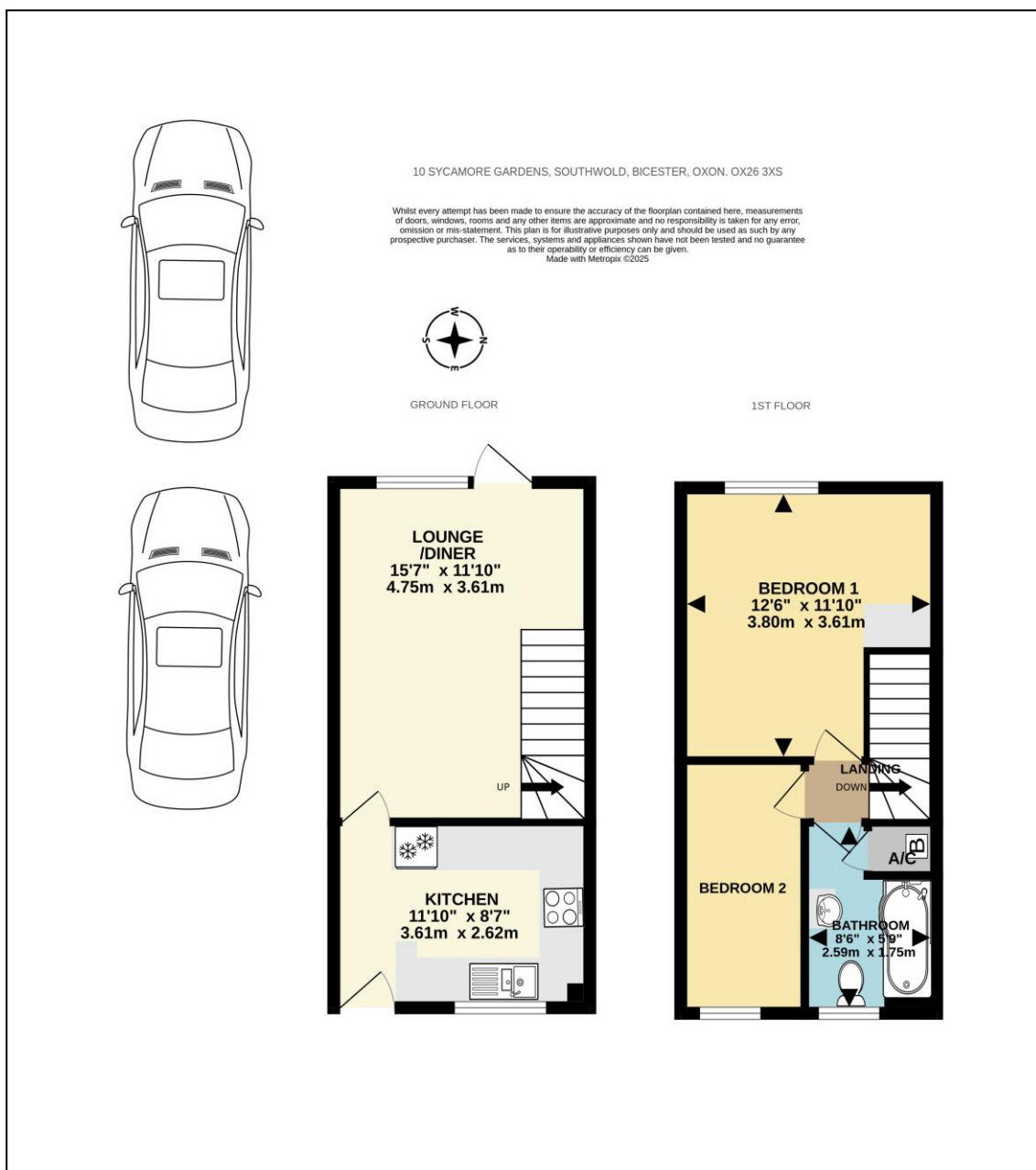
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