

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



65 Moor Pond Close, Bicester, Oxfordshire. OX26 6GA

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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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**Offered with No Upper Chain, A One Bedroom Cluster Home
with Living Room, Kitchen, Bathroom, Garden,
Allocated Parking Space for One Car**

FREEHOLD

Offers in Excess of: £ 200,000

- ❖ No Upper Chain – Empty
- ❖ Open Porch
- ❖ Living Room
- ❖ Kitchen
- ❖ Landing
- ❖ Bedroom and Bathroom
- ❖ Redecorated and Recarpeted in 2024
- ❖ Allocated Parking Space
- ❖ Close to Town Centre and Amenities
- ❖ Walking Distance to both Train Stations

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Key Facts for Buyers:

EPC: Rating of D (64).
Council Tax: Band B
Approx. £2,024 per annum.

Ground Floor:

OPEN PORCH:

Outside courtesy light, outside storage shed (*enclosing smart meter*), bin storage area, half glazed PVC front door to:

LIVING ROOM: 12'3 x 11'0

Front aspect PVC bay window, coving, two RCD/MCB electricity consumer units for standard and economy rates. Laminate flooring, wall mounted electric convector heater, FTTP internet hub, TV point, telephone point.

KITCHEN: overall 12'3 x 7'2 including understairs area

Front aspect PVC window, side aspect PVC window, plain plaster ceiling, laminate flooring. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, 600mm drawers, 600mm unit with fitted "Zanussi" stainless steel and glass fan oven/grill (*cleaned*), 4-ring "Baumatic" ceramic electric hob, "Cooke & Lewis" stainless steel glass extractor hood, 170mm tray space, 1000mm undersink corner base unit with 500mm door, stainless steel sink, 450mm space for slimline dishwasher, 600mm space for washing machine, 800mm base unit with two 400mm doors, 170mm wine rack, space for 1800mm tall x 900mm wide fridge freezer.

First Floor:

LANDING:

Side aspect PVC window, coving, wall mounted "Newlec" storage heater.

BATHROOM: 7'3 x 6'0

Front aspect PVC window, extractor fan, chrome heated towel rail, vinyl flooring, panel enclosed bath with mixer tap shower attachment, electric "Mira Go" power shower, screen, pedestal wash hand basin, shaver socket, dual flush close coupled WC.

BEDROOM: 12'3 x 11'0

Front aspect PVC window, access to loft space, coving, airing cupboard, two built-in wardrobes, "Newlec" storage heater, TV point.

Outside:

GARDEN: refer to photograph

Bin storage area, bike lock bracket.

PARKING:

Space for one car (*No. 65*). Please refer to Land Registry plan and photograph.

Estate Service Charge Fee:

A service charge of approximately £435 per annum is payable to Leete Ltd, who manages the estate on behalf of Longfields Park Management Limited. . The annual charge for 01.01.26 – 31.12.26 is £435.82.

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Living Room



Living Room



Living Room



Kitchen



Kitchen

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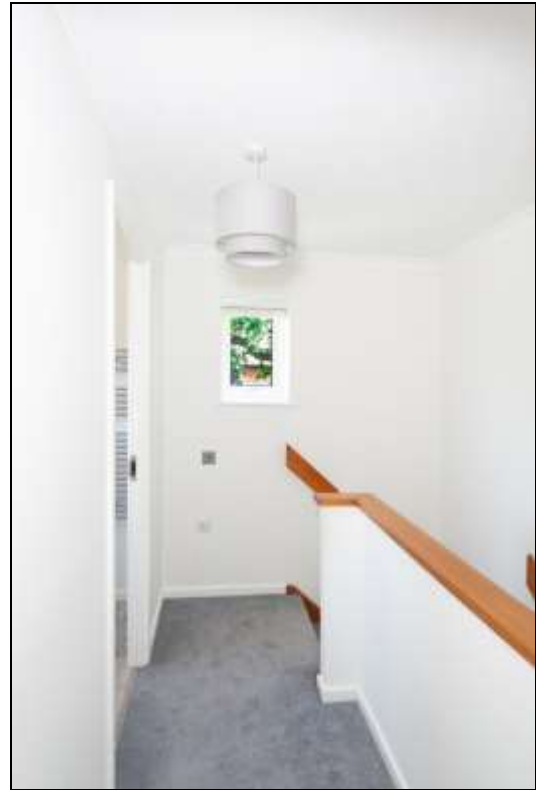
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Kitchen



Landing and Airing Cupboard



Landing



Bathroom



Bathroom

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Bedroom



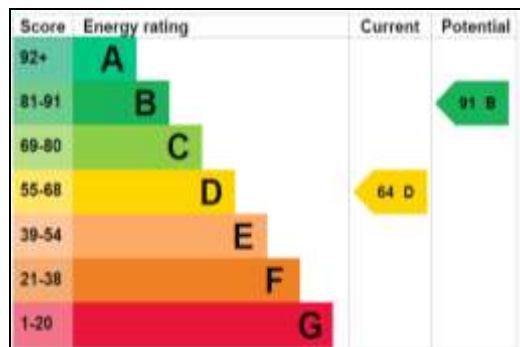
Bedroom



Bedroom



Allocated Parking Space



EPC

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Space for Notes

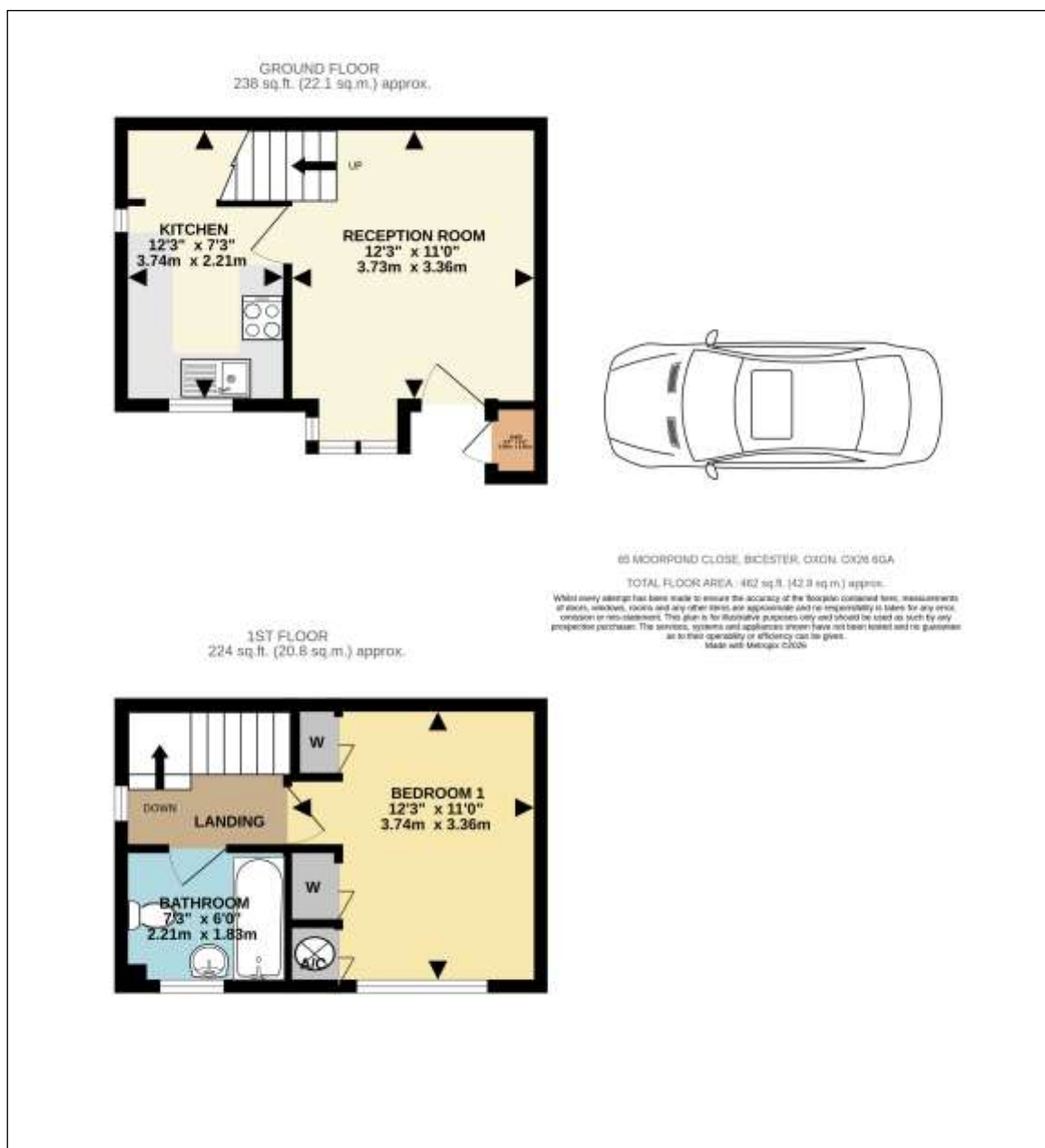
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