BARTON FLEMING

INDEPENDENT ESTATE AGENTS



12 Heron Drive, Langford Village,
Bicester, Oxfordshire. OX26 6YJ

This wider design is quite a bit bigger than your average two-bedroom property on the estate. It creates enough space to cope with a feature spiral staircase which requires a large landing area. The bedrooms are both good sizes and, have built-in wardrobes. Parking for two cars is immediately to the side by the garden gate. The South-East Garden is 37Ft x 17Ft. All in all, a clean and tidy, turnkey ready example. End-of-chain, Bright & Airy, and Gas and Electrical inspections all up to date.

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12 Heron Drive, Bicester, Oxon. OX26 6YJ



Porch with store, Hall, Cloakroom, Lounge-Diner, Kitchen, Landing, Two Bedrooms, Bathroom, Front & South-East 37Ft x 17Ft Rear Garden, Parking for 2 cars. End-of-Chain

FRREHOLD (adopted road with no annual maintenance fees) **£ 284,950**

- Open Sloping Porch with Store
- Entrance Hall
- Cloakroom
- Re-fitted Kitchen
- 16'7 x 12'10 (5m x 3.9m) Lounge Diner
- Spacious Landing with window on the staircase
- Two Good-sized Bedrooms both with built-in wardrobes
- Bathroom with a window and shower over the bath
- 37Ft x 17Ft Rear Garden with side gate through to the parking
- PVC window, 'Ideal' boiler, End-of-chain, Certificates up-to-date.

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Key Facts for Buyers:

EPC: Rating of D (60).
Council Tax: Band C
Approx. £2,296 per annum.

Ground Floor:

SLOPING OPEN PORCH:
Outside courtesy light, outside store, part glazed PVC front door to:-

ENTRANCE HALL:
Coving, radiator, ceramic tiled floor.

CLOAKROOM: 6'4 x 2'10.
Extractor fan, RCD/MCB electricity consumer unit, ceramic tiled floor, radiator, close coupled WC wall hung wash hand basin.

LOUNGE-DINER:16'7 x 12'10.
Rear aspect PVC window, rear aspect PVC sliding patio door, coving, radiator, laminate flooring, TV point, broadband hub, central heating thermostat, open plan to:-

KITCHEN: 10'8 x 6'4.
Front aspect PVC window, down lighting, wall mounted 'Ideal Logic Max combi C30' boiler. Range of base and wall units with roll-edge laminate worktops and tiled surrounds, 400mm base unit, stainless steel & glass fan oven-grill, 300mm base unit, 1000mm corner base unit with 500mm door, 800mm base unit with two 400mm doors, stainless steel sink, 660mm space for washing machine, 1000 corner base unit with 600mm door, 670mm space for fridge-freezer.

First Floor:

LANDING:
Rear aspect PVC window on the staircase, loft hatch, airing cupboard.

BATHROOM: 8'2 x 5'2.
Front aspect PVC window, extractor fan, radiator, vinyl flooring, bath with 'Triton Enrich power shower' over, sliding head support, pedestal wash hand basin, shaver socket, dual flush close coupled WC, half tiled walls.

BEDROOM ONE: 13'7 into bay x 9'2.
Front aspect PVC window in the oriel bay, radiator, two 4Ft (1.2m) built-in wardrobes.

BEDROOM TWO: 8'9 x 8'3.
Rear aspect PVC window, radiator, 4Ft (1.2m) built-in wardrobe.

Outside:

FRONT GARDEN: Refer to photo.

REAR GARDEN: 37Ft x 17Ft.
Side gate.

PARKING:
Two individual parking spaces immediately on hand by the side gate. Refer to plan.

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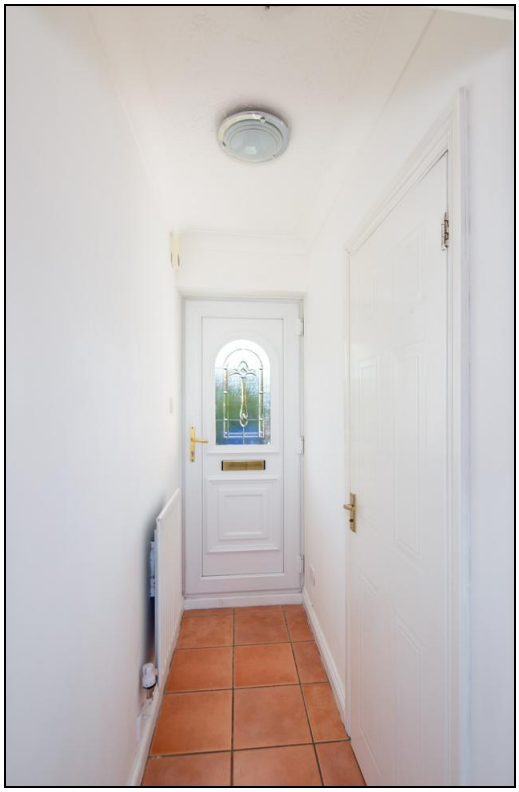
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Front/Side



Hall





Cloakroom



Lounge-Diner



Lounge-Diner



Lounge-Diner



Lounge-Diner

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Kitchen



Kitchen





Landing



Kitchen



Bathroom



Bedroom Two



Bedroom Two

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Bedroom One



Rear Garden



Bedroom One



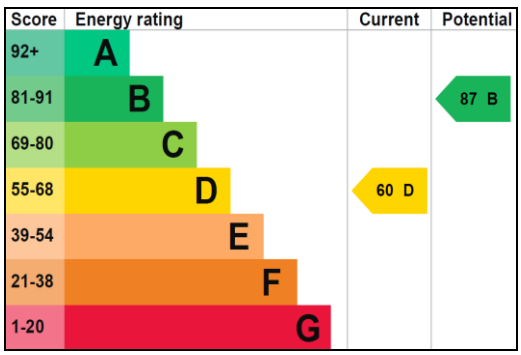
Rear Garden



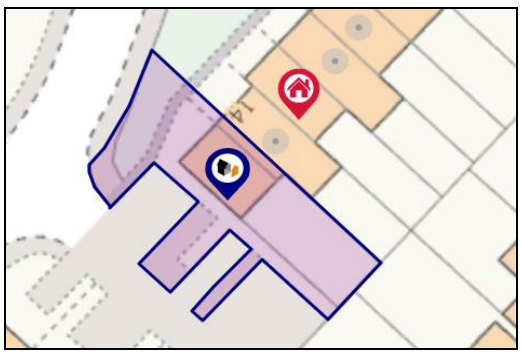
Bedroom One



Rear Elevation & Garden



E P C



Parking Spaces

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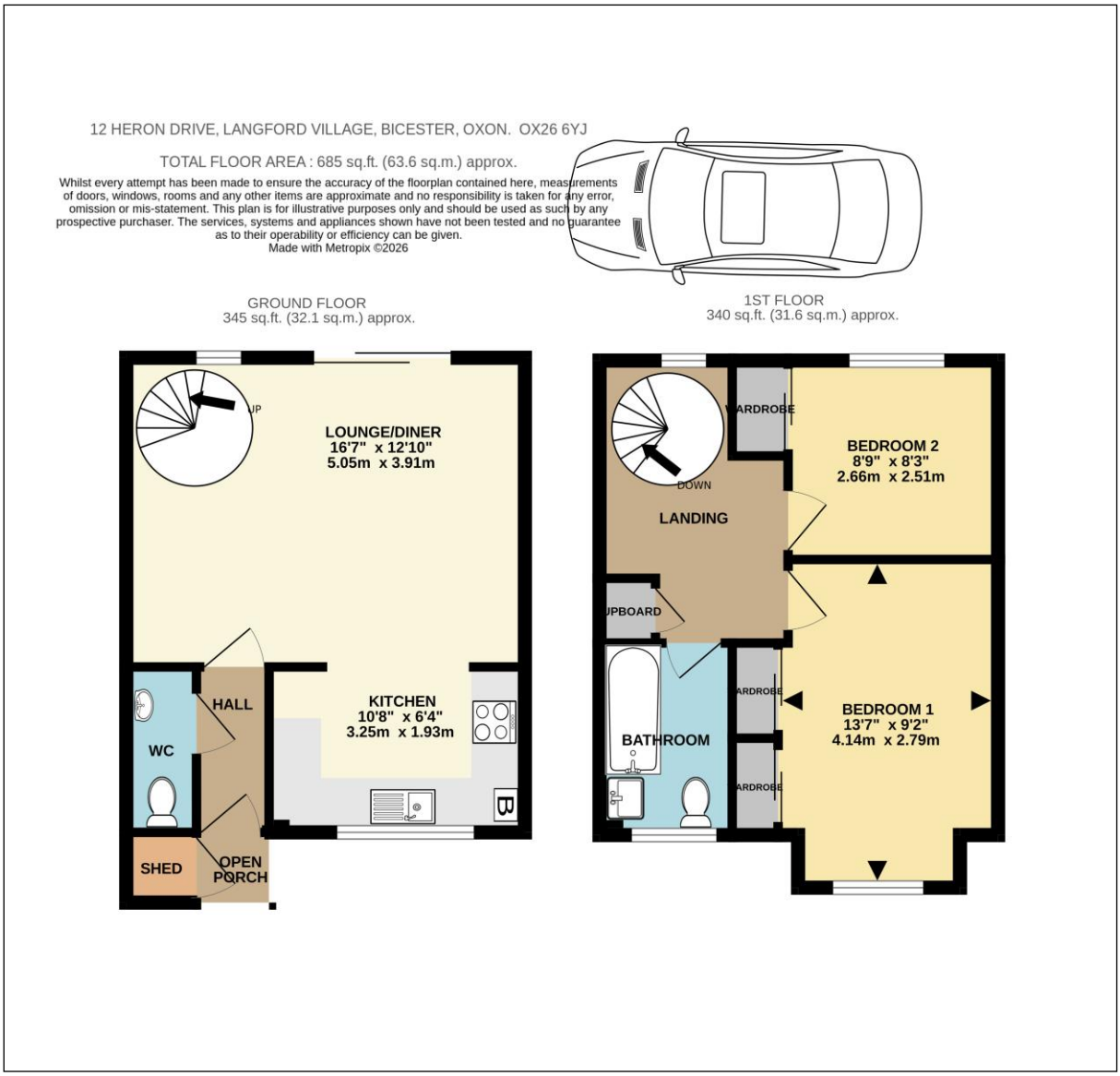
Space for Notes:

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