

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



18 Banks Furlong, Chesterton, Oxfordshire. OX26 1UG

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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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**A Three Bedroom Detached House with Living Room,
Kitchen Diner, Bathroom, Front and Rear Gardens,
Off-Road Parking on Block Paving for Two Cars**

FREEHOLD

Offers in Excess of: £ 350,000

- ❖ Entrance Hall
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom
- ❖ Front and Rear Gardens
- ❖ Driveway Parking for Two Cars
- ❖ Replacement Upstairs Windows (2023)
- ❖ Replacement Front Door (2023)

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Key Facts for Buyers:

EPC: Rating of E (40).
Council Tax: Band D
Approx. £2,583 per annum.

Ground Floor:

SLOPING OPEN PORCH:

Part glazed composite front door to:

ENTRANCE PORCH:

Plain plaster ceiling, RCD/MCB electricity consumer unit.

LIVING ROOM: 15'4 x 14'6

Front aspect PVC bay window, plain plaster ceiling, coving, digital central heating thermostat, triple dimmer switch, "Gigaclear" broadband hub, staircase.

KITCHEN DINER: 15'3 x 8'5

Rear aspect PVC window, rear aspect PVC glazed door and adjacent window, plain plaster ceiling, downlighting, radiator, space for table and chairs, space for upright fridge freezer. Range of tall base and eye level units, 300mm slide out larder, 600mm cutlery and pan drawer, 900mm x 900mm corner base unit with two 300mm doors, stainless steel and glass fan oven/grill, 4-ring ceramic electric hob, 300mm base unit, 1000mm corner base unit with 400mm door, "Earthenware" ceramic sink, 400mm undersink base unit, space for washing machine, 450mm integrated dishwasher, further units, two 500mm (300mm deep) base units with display and wall unit over.

First Floor:

LANDING:

Side aspect PVC window, access to loft space (enclosing "Worcester" boiler).

BATHROOM: 8'0 x 6'0

Front aspect PVC window, extractor fan, ceramic tiled floor, bulkhead cupboard, radiator, panel enclosed bath, thermostatic shower over, screen, fitted unit with concealed cistern dual flush WC, inset wash hand basin.

BEDROOM ONE: 12'0 x 9'1

Rear aspect PVC window, radiator, TV point.

BEDROOM TWO: 11'3 x 9'2

Front aspect PVC window, radiator.

BEDROOM THREE: 7'0 x 6'0

Rear aspect PVC window, radiator.

Outside:

FRONT GARDEN: refer to photograph

Off-road parking on block paving for two cars.

REAR GARDEN: refer to photographs

Approx. 30ft x 25 ft.

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Front



Front Door and Entrance Hall



Living Room



Living Room



Living Room



Living Room



Kitchen Diner



Kitchen Diner

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Kitchen Diner



Kitchen Diner



Landing



Bathroom



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three

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Rear Garden



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Space for Notes

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