

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**47 Cranesbill Drive, Bure Park,
Bicester, Oxfordshire. OX26 3ZF**

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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 Cranesbill Drive, Bicester, Oxon. OX26 3ZF



Three Bedroom Townhouse, Close to Shops and Local Amenities and within walking distance of town & stations. Integral Garage & Off Road Parking for 2 cars on the front.

FREEHOLD (Title No.: ON219010)

Offers in Excess of: £ 360,000

- ❖ Pitched Open Porch
- ❖ Entrance Hall with under stairs cupboard
- ❖ Cloakroom
- ❖ Ground Floor: Bedroom Three
- ❖ Ground Floor: Utility Room
- ❖ First Floor: Landing with airing cupboard & 2nd cupboard
- ❖ First Floor: L shaped - Lounge-Diner
- ❖ First Floor: Kitchen
- ❖ Second Floor: Landing, Main Bathroom, Bedroom Two
- ❖ Second Floor: Main Bedroom, En-Suite Shower Room
- ❖ Integral Garage & Driveway Parking for 2 cars side-by-side

VIEWING
APPOINTMENT:

DAY:

TIME:

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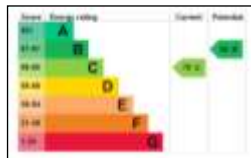
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Key Facts for Buyers:

EPC: Rating of C (75).
Council Tax: Band D
Approx. £2,464 per annum.



Ground Floor:

PITCHED OPEN PORCH:

Part glazed security front door to:-

HALL:

Plain plaster ceiling, coving, RCD/MCB electricity consumer unit, ceramic tiled floor, telephone point, central heating thermostat, understairs cupboard, staircase, door to integral garage.

CLOAKROOM: 4'9 x 2'8.

Plain plaster ceiling, extractor fan, radiator, ceramic tiled floor, close coupled WC, wash hand basin.

UTILITY ROOM: 6'1 x 5'4.

Rear aspect half glazed security door to the garden, plain plaster ceiling, ceramic tiled floor, radiator, under-sink base unit with roll-edge laminate worktop and tiled surrounds, stainless steel sink, space for washing machine, wall mounted 'Potterton Suprima' boiler.

BEDROOM THREE: 8'10 x 8'3.

Rear aspect PVC window, plain plaster ceiling, radiator.

First Floor:

LANDING:

Front aspect PVC window, plain plaster ceiling, radiator, laminate flooring, staircase to 2nd floor.

KITCHEN: 9'10 x 8'7.

Front aspect PVC window, plain plaster ceiling, range of tall, base and wall units, roll-edge laminate worktops and tiled surrounds, space for slimline dishwasher, stainless steel sink, fan oven-grill, 4-ring gas hob, pull-out extractor hood, space for fridge freezer.

LOUNGE-DINER: L-shaped 15'8 shortening to 9'8 x 15'2 shortening to 8'6.

Twin rear aspect PVC windows, plain plaster ceiling, two radiators, laminate flooring, TV and telephone points.

Second Floor:

LANDING:

Plain plaster ceiling, loft hatch, built-in cupboard, vinyl flooring.

BATHROOM: 6'6 x 6'5.

Rear aspect PVC window, plain plaster ceiling, down lighting, fully tiled walls, ceramic tiled floor, radiator, bath with thermostatic shower over, sliding head support, pedestal wash hand basin, close coupled WC.

BEDROOM ONE: 12'0 plus wardrobes x 8'11 widening to 11'9.

Front aspect PVC window, plain plaster ceiling, radiator, 3-door 1700mm wardrobe, TV point.

EN-SUITE: 6'1 x 5'0 extending to 7'2 into the shower enclosure.

Front aspect PVC window, plain plaster ceiling, extractor fan, down lighting, radiator, vinyl flooring, 740mm x 740mm shower enclosure with thermostatic shower and sliding head support, pedestal wash hand basin, close coupled WC.

BEDROOM TWO: 11'7 x 8'7.

Rear aspect PVC window, plain plaster ceiling, radiator, vinyl flooring.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

PARKING & INTEGRAL GARAGE: 17'3 x 8'4.

Up-and-over door, light & power, driveway parking for two cars side-by-side.

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Front



Hall



Cloakroom



Ground Floor: Bedroom Three



Utility Room



First Floor: Landing



First Floor: Kitchen



First Floor: Kitchen

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First Floor: Lounge-Diner



First Floor: Lounge-Diner



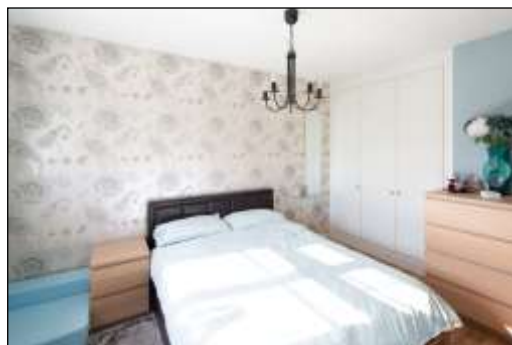
First Floor: Lounge-Diner



Second Floor: Bathroom



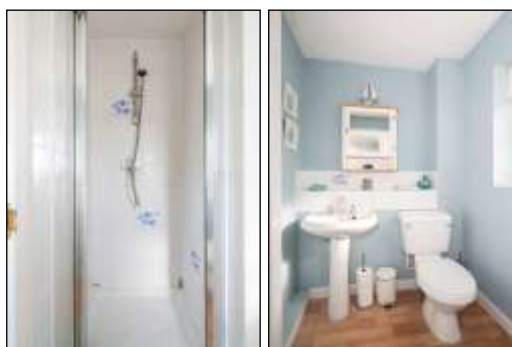
Second Floor: Bedroom One



Second Floor: Bedroom One



Second Floor: Bedroom One



Second Floor: En-Suite to Bedroom One

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Second Floor: Bedroom Two



Second Floor: Bedroom Two



Rear Elevation



Rear Garden



Rear Garden

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Notes for solicitors:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84.3
69-80	C	75.0	
55-68	D		
39-54	E		
25-38	F		
1-23	G		

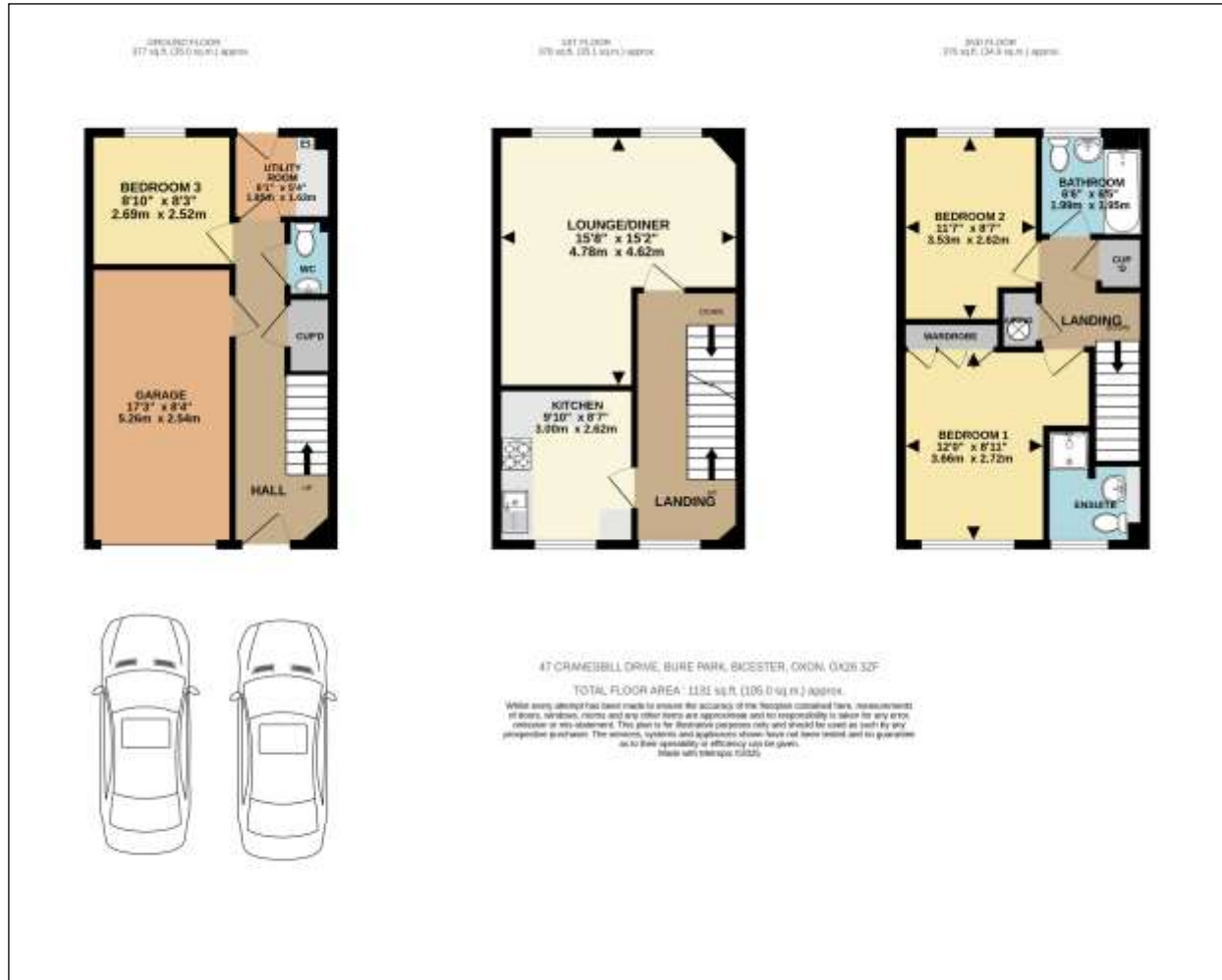
The title is freehold No. ON219010 and is unaltered from its original footprint and layout. The road is adopted and there are no management, estate or rent charges. It is not in a conservation area or listed. The boiler is original to the build in the early 2000's, so the installation certification is covered by the original building control certificate. We understand it has been annually serviced and is due a service shortly which should be readily in-date at the point of exchange. The consumer unit is original. Windows are pre 2004 in line with build date. Vehicular access is side-by-side straight off the highway with the dropped curb being in-line with the left hand space. We are advised by the owner that there is no rear gate, no solar panels, no spray foam in the loft, no flat roofs, no HTB involvement or shared ownership, the EPC is in date until 2033 and the property has not been flooded in the past 5 years, nor earlier to the best of our knowledge, and there are no outstanding planning applications or planning refusals.

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