BARTON FLEMING

INDEPENDENT ESTATE AGENTS



24 Shearwater Drive, Bicester, Oxfordshire. OX26 6YS

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)
249922

24 Shearwater Drive, Bicester, Oxfordshire. OX26 6YS



A Large Three Bedroom Detached House with Living Room, Dining Room, Conservatory, Kitchen Breakfast Room, Bathroom and En-Suite, Front and Rear Gardens, Integral Garage and Driveway Parking

FREEHOLD **£ 450,000**

- Entrance Hall and Cloakroom
- Living Room and Separate Dining Room
- Conservatory
- Kitchen Breakfast Room and Separate Utility Room
- Landing
- Three Bedrooms
- Bathroom and En-Suite
- Front Garden and South East Facing Rear Garden
- Integral Garage and Driveway Parking for Three Cars on Block Paving
- Close to Local Amenities

rightmove.co.uk
The UK's number one property website

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)
249922

Ground Floor:

Outside courtesy light, part-glazed PVC front door to:

ENTRANCE HALL:
Plain plaster ceiling, ornate coving, RCD/MCB electricity consumer unit, ceramic tiled floor, radiator, staircase, central heating thermostat.

CLOAKROOM:
Front aspect PVC window, plain plaster ceiling, coving, intruder alarm system control board, ceramic tiled floor, radiator, close coupled WC, wall mounted wash hand basin.

LIVING ROOM: 14'6 x 11'3
Front aspect PVC window, plain plaster ceiling, ornate coving, radiator, TV point, wall light point, fireplace with gas living flame coal effect fire, marble hearth and surround, painted wooden mantel over, arch to:

DINING ROOM: 12'10 x 8'0
Rear aspect sliding patio door to conservatory, plain plaster ceiling, ceiling rose, radiator, dimmer switch.

CONSERVATORY: 10'6 x 7'10
Brick cavity dwarf walls, PVC windows and French door section, glass pitched roof, ceramic tiled floor, wall mounted electric heater.

KITCHEN BREAKFAST ROOM: 15'8 x 9'2
Rear and side aspect PVC windows, plain plaster ceiling, downlighting, coving, ceramic tiled floor, understairs cupboard, radiator, replaced "Vaillant Eco Fit Pure" boiler, space for upright fridge freezer. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, breakfast bar, 630mm under counter space for fridge, 500mm base unit with drawer, fitted fan oven/grill, 4-ring gas hob, 1200mm corner base unit with 600mm door, drawer and magic kidney trays, 400mm base unit, 600mm undersink base unit, 1½ bowl stainless steel sink, 600mm base unit with slide out racks, 1000mm corner base unit with 600mm door and kidney trays, 400mm base unit, breakfast bar for up to three.

UTILITY ROOM: 7'5 x 5'10
Rear aspect half glazed PVC door to garden, rear aspect PVC window adjacent, plain plaster ceiling, access to loft space, ceramic tiled floor, radiator. Range of base and eye level units, stainless steel sink, "Harvey" water softener, filtered drinking water tap, space for washing machine, space for tumble dryer, door to garage.

INTEGRAL GARAGE:
Up and over garage door, power and lighting.

First Floor:

LANDING:
Side aspect PVC window, plain plaster ceiling, access to loft space (*hard wired light and partially boarded*), airing cupboard.

BATHROOM:
Side aspect PVC window, plain plaster ceiling, radiator, vinyl flooring, panel enclosed bath, mixer tap shower attachment, tiled surrounds.

BEDROOM ONE: 14'6 x 11'4
Rear aspect PVC window, plain plaster ceiling, coving, radiator, two wall light points, TV point.

EN-SUITE:
Rear aspect PVC window, plain plaster ceiling, downlighting, vinyl flooring, radiator, shower enclosure with "Mira" thermostatic shower, sliding head support, close coupled WC, pedestal wash hand basin, shaver socket.

BEDROOM TWO: 13'0 x 9'0
Front aspect PVC window, plain plaster ceiling, coving, radiator, fitted 5ft wardrobe.

BEDROOM THREE: 9'6 x 8'6
Front aspect PVC window, plain plaster ceiling, radiator, staircase bulkhead shelf and fitted bed support, fitted 6ft wardrobe, fitted computer desk.

rightmove.co.uk
The UK's number one property website

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)
249922

Outside:

FRONT GARDEN: refer to photograph
Parking for three cars on block paving.

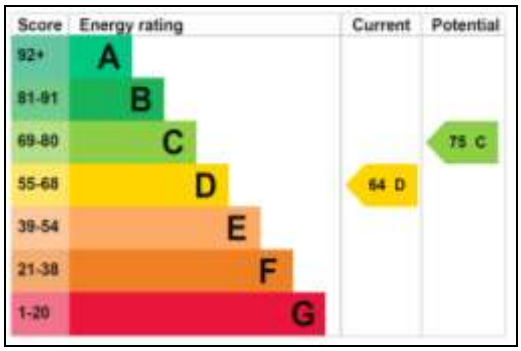
SIDE GARDEN:
Off road parking on block paving.

REAR GARDEN: refer to photographs
Hardstanding for caravan, etc (*refer to floor plan*), gate.

Key Facts for Buyers:

EPC: Rating of D (64).
Council Tax: Band D
Approx. £2,583 per annum.


Hardstanding for Caravan



EPC



rightmove.co.uk
The UK's number one property website

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)
249922



Cloakroom and Entrance Hall


Living Room


Living Room


Dining Room


Conservatory


Kitchen Breakfast Room


Kitchen Breakfast Room


Kitchen Breakfast Room

rightmove.co.uk
The UK's number one property website

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)
249922



Utility Room



Bedroom One



En-Suite to Bedroom One



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

rightmove.co.uk
The UK's number one property website

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)
249922



Bedroom Three



Bathroom



Rear Garden



Rear Garden



Rear Garden

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)
249922



These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make or give and neither Barton Fleming nor any person in their employment, has authority to make or give any representation or warranty whatsoever in relation to this property. Land Registry Plans are provided as guidance only and while LRP documents are generated from what is registered at the point at when the plans are downloaded for use in these particulars they are not guaranteed to represent the property title at any given moment. Buyers should satisfy themselves through their solicitor as to the accuracy of the land registration at any given moment.

rightmove.co.uk
The UK's number one property website