BARTON FLEMING

INDEPENDENT ESTATE AGENTS



19 Orchard Way, Bicester, Oxfordshire. OX26 2EL

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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 Semi-Detached House with Refitted Kitchen, Dining Room, Living Room, Bathroom, Front Garden and South East Facing Rear Garden, Garage and Driveway Parking

FREEHOLD **£ 350,000**

- **Storm Porch and Entrance Hall**
- **Refitted Kitchen**
- **Dining Room**
- **Living Room**
- **Landing**
- **Three Bedrooms**
- **Bathroom**
- **Front Garden and South East Facing Rear Garden**
- **Garage and Driveway Parking**

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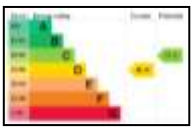
Key Facts for Buyers:

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



Ground Floor:

STORM PORCH:
Part leaded light glazed front door to:

ENTRANCE HALL:
Side aspect PVC window, plain plaster ceiling, radiator, understairs cupboard enclosing RCD/MCB electricity consumer unit, gas meter, safe, smart meter, central heating thermostat.

REFITTED KITCHEN: 9'8 x 8'10
Rear aspect PVC rear door to garden, rear aspect PVC window, plain plaster ceiling, radiator, wall mounted "Worcester Greenstar 30si compact condensing" boiler (*registered at Building Control*). Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, 300mm base unit, stainless steel and glass fan oven/grill, 4-ring electric ceramic hob, stainless steel splashback, stainless steel extractor hood, 800mm corner base unit with 400mm doors and magic corner, 600mm undersink base unit, 1½ bowl stainless steel sink, space for washing machine, 900mm cutlery and pan drawers, space for upright fridge freezer.

DINING ROOM: 9'8 x 9'1
Rear aspect glazed PVC door to garden with windows either side, plain plaster ceiling, exposed floorboards, radiator, open plan to:

LIVING ROOM: 13'2 extending to 14'8 into bay x 12'2
Front aspect PVC bay window, plain plaster ceiling, exposed floorboards, fireplace.

First Floor:

LANDING:
Side aspect PVC window, plain plaster ceiling, access to loft space, airing cupboard.

BATHROOM: 7'11 x 5'6
Rear aspect PVC window, plain extractor fan, sheet vinyl flooring, chrome heated towel rail, panel enclosed bath with "Mira Sport" power shower over, sliding head support, screen, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM ONE: 11'5 x 10'0
Front aspect PVC window, plain plaster ceiling, radiator.

BEDROOM TWO: 10'0 x 9'7
Rear aspect PVC window, plain plaster ceiling, coving, radiator.

BEDROOM THREE: 8'6 x 7'11
Front aspect PVC window, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs
60ft x 26ft. South East facing (*drain run approximately 12 ft back*).

GARAGE:
Up and over door, side window, flat roof, 7ft 9in wide driveway with parking for three cars.

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Entrance Hall



Living Room Through to Dining Room



Living Room



Living Room



Dining Room



Dining Room



Refitted Kitchen



Refitted Kitchen

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Refitted Kitchen



Landing





Bathroom



Bathroom



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

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Bedroom Three



Bedroom Three



Rear Garden



Rear Elevation



Rear Garden and Garage

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Space for Notes

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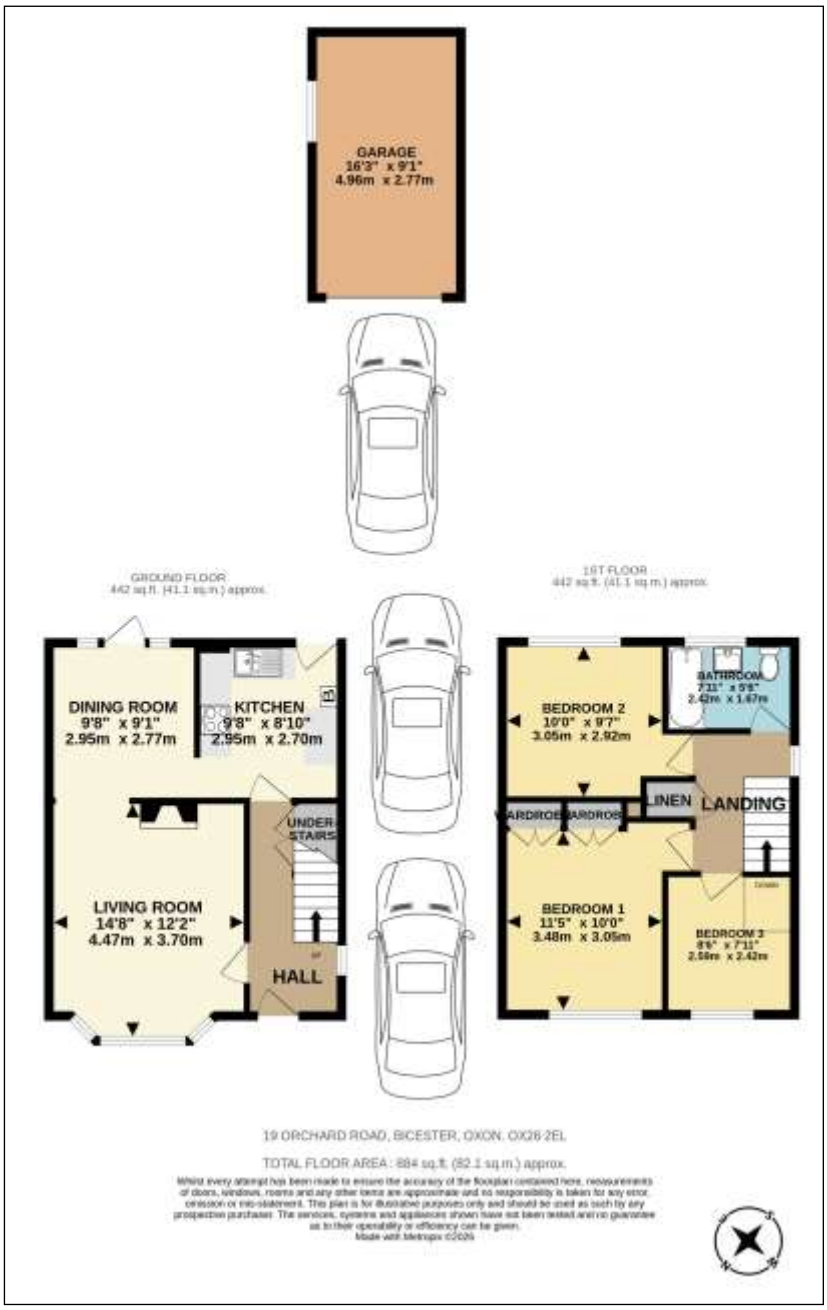

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