

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**12 Holm Way, Southwold, Bicester,  
Oxfordshire. OX26 3YL**

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E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**12 Holm Way, Southwold, Bicester, Oxfordshire. OX26 3YL**



**A Three Bedroom Semi-Detached with a South Facing Garden, Garage, Conservatory, Re-configured to Open Plan with Kitchen Breakfast Room, Cloakroom and Bathroom.**

**FREEHOLD**

**£ 375,000**

- ❖ Entrance Hall and Cloakroom
- ❖ Kitchen Breakfast Room
- ❖ Open Plan Living Room
- ❖ Conservatory
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom
- ❖ Detached Garage & Driveway Parking Hardstanding
- ❖ South Facing Garden
- ❖ Close to Local Amenities

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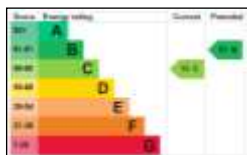
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### Key Facts for Buyers:

**EPC:** Rating of C (75).  
**Council Tax:** Band C  
Approx. £2,322 per annum.



### Ground Floor:

#### **SLOPING PORCH:**

Outside gas and electricity meters, outside courtesy light, tap, part leaded-light glazed PVC front door to:

#### **ENTRANCE HALL:**

Plain plaster ceiling, radiator, click laminate flooring, thermostat, under-stairs cupboard, turning staircase.

#### **RE-FITTED CLOAKROOM: 6'2 x 2'9**

Front aspect PVC window, plain plaster ceiling, RCD/MCB electricity unit, radiator, click laminate flooring, wash hand basin with cupboard under, close coupled WC.

#### **KITCHEN BREAKFAST ROOM: 14'4 x 9'1**

Open plan layout, front aspect PVC window, plain plaster ceiling, LED down lighting, click laminate flooring. Range of tall base and wall units, solid Oak worksurface, Oak upstands, tall unit (600mm wide) with 970mm fridge and 640mm freezer, integrated 450mm dishwasher, 400mm undersink base unit, stainless steel sink, integrated washing machine, 1200mm corner base unit with 600mm door, 600mm base unit with fitted stainless steel and glass fan oven/oven grill, stainless steel 4-ring gas hob, 600mm cutlery and pan drawers, 1200mm corner base unit with 600mm door, 400mm door unit, breakfast bar, wall unit nearest the window enclosing 'Vaillant' boiler.

#### **LIVING ROOM: 15'5 x 10'2**

Rear aspect double glazed sliding patio door to the conservatory, rear aspect PVC window, plain plaster ceiling, LED downlighting, click laminate flooring, radiator, TV point, telephone point, broadband hub, FTTP.

#### **CONSERVATORY: 11'0 x 7'8**

Brick cavity base, PVC window sections, PVC French doors to the garden, light/fan, 13Amp power sockets, laminate flooring.

### First Floor:

#### **LANDING:**

Access to loft space (*drop down ladder, power and plug-in lamp*).

#### **BATHROOM: 6'8 x 5'7**

Side aspect PVC window, plain plaster ceiling, extractor fan, down lighting, chrome heated towel rail, polished porcelain floor tiles, panel enclosed bath with mixer tap, fixed rain head and hand-held shower head on a sliding support, tiled surrounds, wash hand basin and drawers under, illuminated mirror, dual flush close coupled WC.

#### **BEDROOM ONE: 15'4 x 10'1**

Two rear aspect PVC windows, plain plaster ceiling, down lighting on three circuits controlled by triple dimmer switch, radiator, television point (*wardrobe being left*).

#### **BEDROOM TWO: 10'10 narrowing to 6'10 x 7'10**

Front aspect PVC window, plain plaster ceiling, radiator, bulkhead former airing cupboard (*the tank has removed as there is now a combination boiler installed in the kitchen*).

#### **BEDROOM THREE: 10'1 narrowing to 6'10 x 7'4 narrowing to 5'6**

Front aspect PVC window, plain plaster ceiling, radiator.

### Outside:

#### **FRONT GARDEN: Refer to photo.**

Hardstanding.

#### **REAR GARDEN: Refer to photos.**

200° South facing, side gate, timber shed (3m x 1.8m).

#### **GARAGE: 16'9 x 8'2.**

Up-and-over door, light & power, eaves storage, driveway parking.

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## 249922



Entrance Hall



Cloakroom



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room

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Kitchen Breakfast Room



Living Room



Living Room



Living Room



Conservatory

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Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Bathroom



Rear Elevation

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Rear Garden



Rear Garden

**Space for Notes**

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