

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



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

BARTON FLEMING

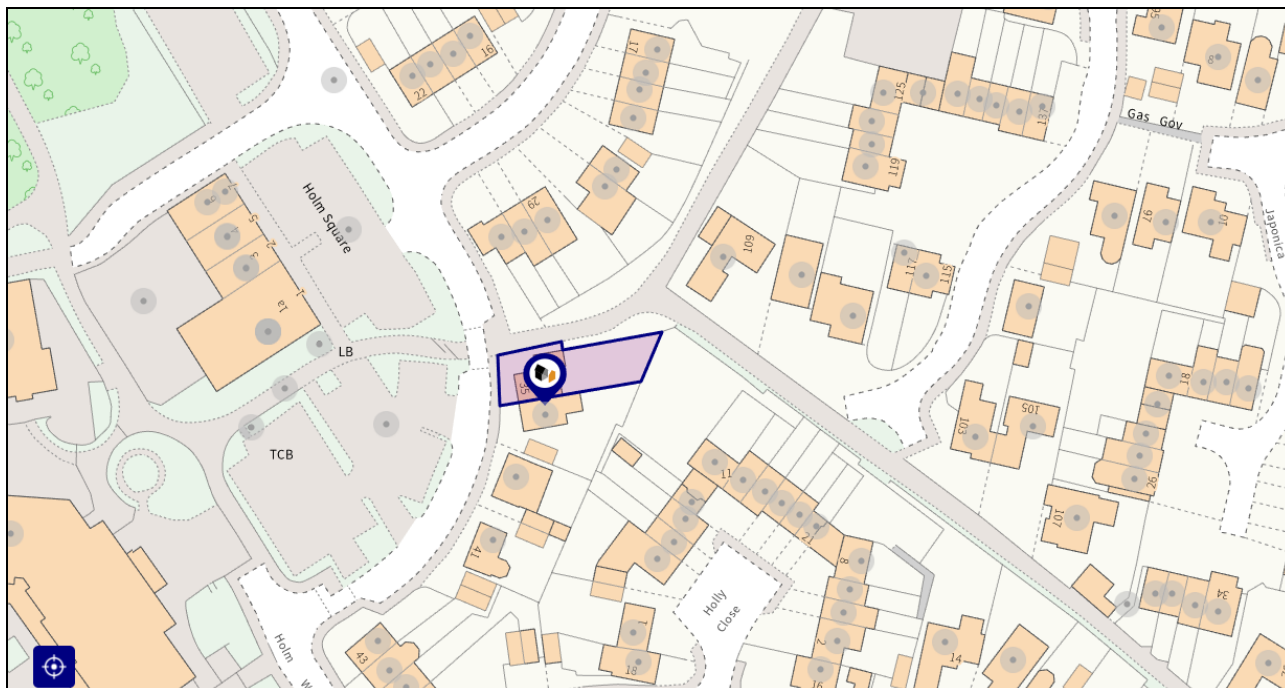
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

35 Holm Way, Bicester, Oxfordshire. OX26 3YL



**A Three-Bedroom Semi-Detached with a 50Ft Rear Garden,
Cloakroom, Kitchen, Lounge Diner, Bathroom,
Front and Rear Gardens, Garage and Driveway Parking**

FREEHOLD

£ 350,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Kitchen
- ❖ Lounge Diner
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom
- ❖ 50Ft deep x 25Ft Rear Garden
- ❖ Garage and Driveway Parking
- ❖ Close to Local Amenities

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Key Facts for Buyers:

EPC: Rating of C (70).
Council Tax: Band C
Approx. £2,314 per annum.

Ground Floor:

SLOPING OPEN PORCH:

Outside courtesy light, outside gas and electric meter boxes, half glazed PVC door to:

ENTRANCE HALL:

Radiator, ceramic tiled floor, staircase, understairs cupboard.

CLOAKROOM: 6'2 x 2'9.

Front aspect PVC window, metal cased RCD consumer unit (*estimated install 2023*), close coupled WC, wash hand basin.

KITCHEN: 7'6 x 9'1.

Front aspect PVC window, wall mounted "Worcester" boiler, ceramic tiled floor. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, 1½ bowl stainless steel sink, 600mm undersink base unit, space for washing machine, space for dishwasher, stainless steel 900mm range cooker (5 gas rings, two electric ovens), 1000mm corner base unit with 500mm door, two 500mm base units with drawers, 600mm space for upright fridge freezer.

LOUNGE DINER:

Lounge Area (15'5 x 10'0): Rear aspect PVC window, rear aspect PVC French doors and adjacent window, click vinyl flooring, radiator, BT master socket, cat flap.

Dining Area (9'1 x 6'5): Click vinyl flooring, radiator, open plan to lounge area.

First Floor:

LANDING:

Access to loft space.

BATHROOM: 6'3 x 5'6.

Side aspect PVC window, extractor fan, radiator, vinyl flooring, panel enclosed bath, mixer tap, "Triton Riba" electric shower over, sliding head support, tiled surrounds, pedestal wash hand basin, mirror close coupled WC.

BEDROOM ONE: 15'6 narrowing to 9'6 x 10'0 narrowing to 7'0.

Two rear aspect PVC windows, radiator, TV point, free standing (6'9 x 2'0) wardrobe and drawer unit.

BEDROOM TWO: 10'1 narrowing to 6'11 x 7'3 narrowing to 5'6.

Front aspect PVC window, radiator.

BEDROOM THREE: 7'10 x 7'9 extending to 10'9 by door plus bulkhead linen cupboard.

Front aspect PVC window, radiator, bulkhead linen cupboard.

Outside:

FRONT GARDEN: refer to photograph.

REAR GARDEN: refer to photographs.

Approx 50' x 25', side aspect gate, tap, external power socket, patio, outside security light.

GARAGE: 16'5 x 8'3.

Up and over door, half glazed rear door and adjoining window to garden, light and power, RCD/MCD consumer unit, eaves truss storage, driveway parking.

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Front



Hall



Cloakroom



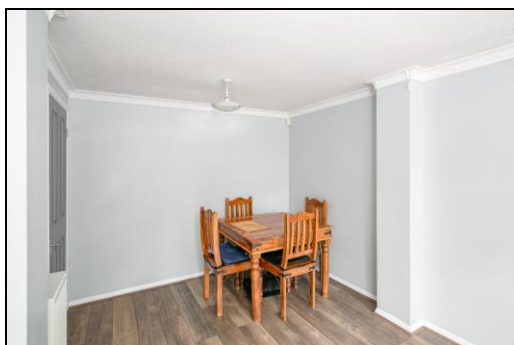
Kitchen



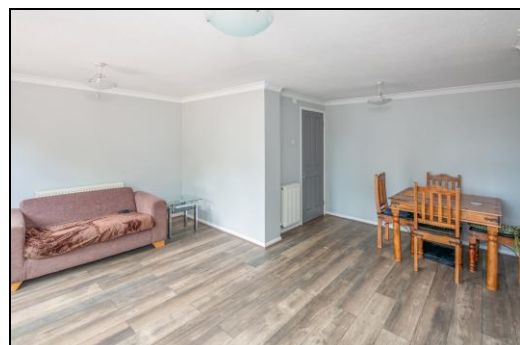
Kitchen



Kitchen



Dining Area



Living Area to Dining Area

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Living Area



Living Area



Bathroom



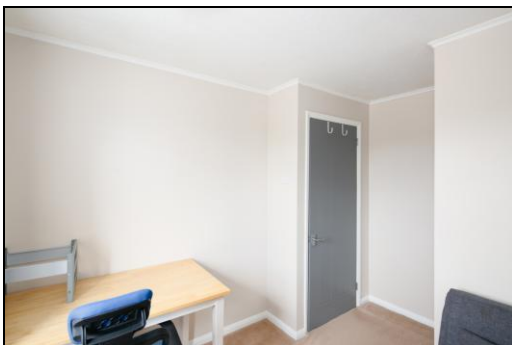
Bedroom One



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

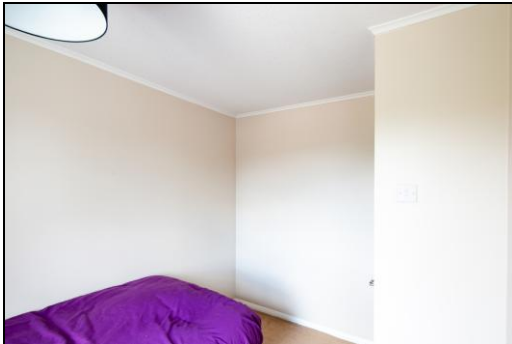
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Bedroom Three



Bedroom Three



Rear Graden Overview



Rear Garden & Elevation



Rear Garden

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Space for Notes:

Replacement Consumer Unit Building Control:

<https://planningregister.cherwell.gov.uk/BuildingControl/Display/23/36005/CP>

Replacement door (s) Building Control:

<https://planningregister.cherwell.gov.uk/BuildingControl/Display/22/12512/CP>

Install Gas Boiler Building Control:

[Building Control Application: CP/CORGI/01102/2008 - Planning register | Planning register | Cherwell District Council](#)

Confirmation works NOT subject to the green deal:

[Building Control Application: 24/43430/CP - Planning register | Planning register | Cherwell District Council](#)

The seller has the electrical safety report for 2023 and gas safety and service documents for 2026.

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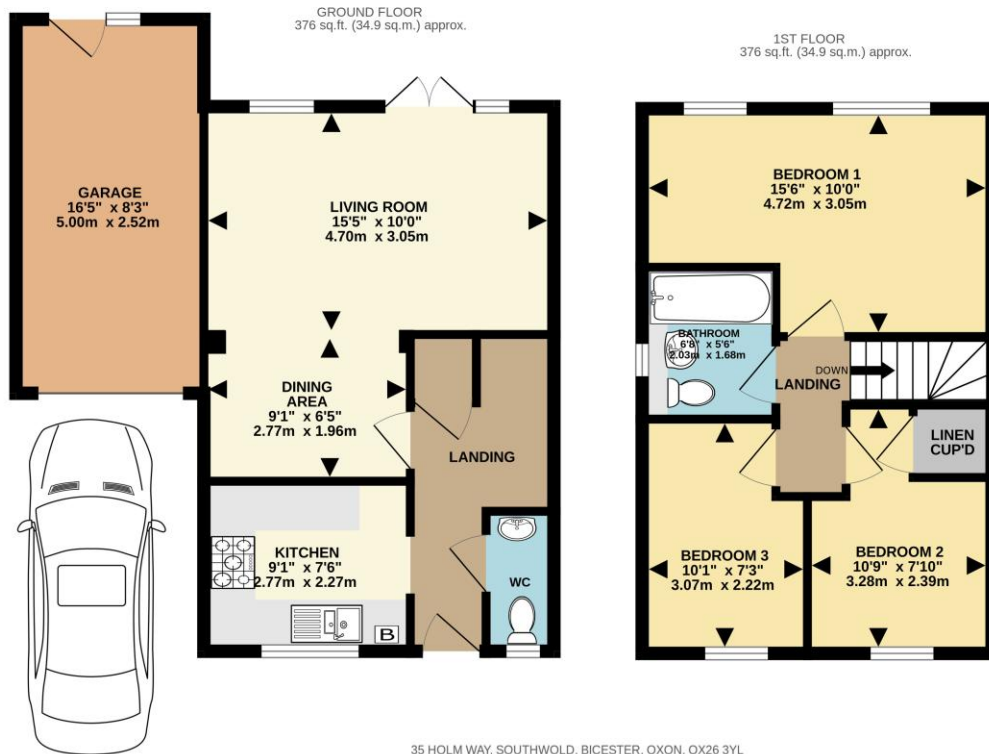
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TOTAL FLOOR AREA: 752 sq.ft. (69.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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