

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**71 Kestrel Way, Bicester,
Oxfordshire. OX26 6XZ**

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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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Tucked in a Corner, Away from the Road, a Three Bedroom Semi-Detached House in need of some modernisation, with Living Room, Kitchen Diner, Bathroom, Front and Rear Gardens, Garage and Driveway Parking

FREEHOLD

Offers in Excess of: £ 325,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom
- ❖ Front and Rear Gardens
- ❖ Garage and Off-Road Parking

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Key Facts for Buyers:

EPC: Rating of C (69).
Council Tax: Band D
Approx. £2,583 per annum.

Ground Floor:

Outside courtesy light, PVC glazed PVC door to:

ENTRANCE HALL:

Radiator, central heating thermostat.

CLOAKROOM: 5'0 x 2'11

Front aspect PVC window, metal cased RCD/MCB electricity consumer unit (*last inspected May 2025*), radiator, close coupled WC, wall hung wash hand basin.

LIVING ROOM: 14'11 x 14'10

Front aspect PVC window, two radiators, TV point, telephone point, wi-fi hub, staircase.

KITCHEN DINER: 14'10 x 10'1

Rear aspect glazed PVC door and adjacent window to garden, rear aspect PVC window, wall mounted boiler, radiator, understairs cupboard. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, space for upright fridge freezer, 800mm base unit with two 400mm doors and drawers, 800mm x 800mm corner base unit with pair of 300mm bi-fold doors, 500mm base unit with drawer, space for 600mm wide gas cooker, 1000mm corner base unit with 500mm door and drawer, 600mm under sink base unit (*enclosing stopcock*), 1½ bowl stainless steel sink, 650mm space for dishwasher, 600mm base unit with drawer, 300mm base unit with drawer, 610mm space for washing machine (accessed from dining side).

First Floor:

LANDING:

Access to loft space, airing cupboard, wooden floorboards.

BATHROOM: 6'6 x 5'7

Rear aspect PVC window, extractor fan, radiator, wooden floorboards, panel enclosed bath with mixer tap shower attachment, "Bristan" thermostatic shower, close coupled WC, pedestal wash hand basin, light/shaver socket.

BEDROOM ONE: 14'1 x 8'2

Front aspect PVC window, radiator, wooden floorboards.

BEDROOM TWO: 11'4 x 8'1

Rear aspect PVC window, radiator, wooden floorboards.

BEDROOM THREE: 9'2 x 6'5 and bulkhead wardrobe

Front aspect PVC window, radiator, wooden floorboards, bulkhead wardrobe.

Outside:

FRONT GARDEN: refer to photograph

Block paved off road parking for one car.

REAR GARDEN: refer to photographs

Block paved patio.

GARAGE:

Up and over door, driveway parking for a car.

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Entrance Hall and Cloakroom



Living Room



Living Room



Living Room



Kitchen Diner



Kitchen Diner



Kitchen Diner



Landing

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Bathroom



Bathroom



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Garage and Parking

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Rear Garden



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Space for Notes:

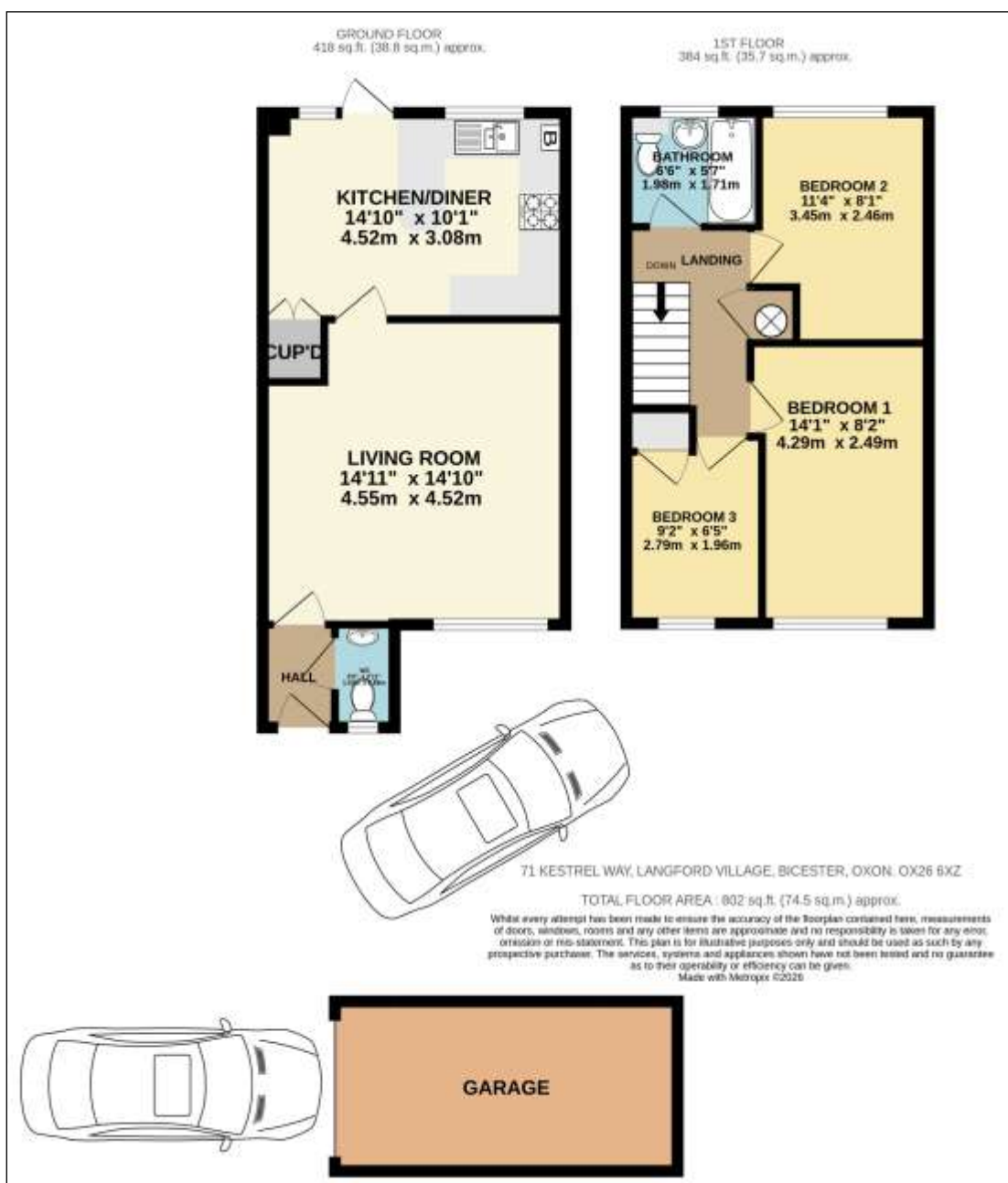
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