

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**50 Fontwell Road, Kingsmere,
Bicester, Oxfordshire.
OX26 1BP**

***Offering flexible and versatile accommodation amounting to
1300 sq ft over 3 floors. Priced to sell, a 4-bedroom, two
reception room townhouse with garage & parking
for two cars, two en-suites plus a main bathroom.***

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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 Four-Bedroom Town House with Cloakroom, Family Room and Kitchen Diner on the ground floor, Living Room, Jack 'n' Jill Shower Room to Bedroom Three on the 1st floor, Bathroom, Bedroom 1 & En-suite, Bedrooms 3 & 4 on the top floor. In all 1300 Sq Ft.

FREEHOLD

Offers in Excess of: £ 400,000

- ❖ Entrance Hall and Cloakroom
- ❖ Ground Floor Family Room and Kitchen Diner
- ❖ First Floor Landing with Staircase to Second Floor
- ❖ First Floor Living Room with Juliet Balcony
- ❖ First Floor Bedroom Two with Jack 'n' Jill Shower Room
- ❖ Second Floor Bathroom
- ❖ Second Floor Bedroom One with En-Suite
- ❖ Two Further Bedrooms (3 & 4) to the Second Floor
- ❖ Front and Rear Gardens
- ❖ Garage and Driveway Parking for two cars in tandem
- ❖ Close to Local Amenities

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Key Facts for Buyers:

EPC: Rating of B (81).
Council Tax: Band E
Approx. £3,157 per annum.

Ground Floor:

STORM PORCH:

Outside electric meter box, outside ground level gas meter box, part-glazed security front door to:

HALL:

Plain plaster ceiling, radiator, "Karndean" flooring, central heating thermostat, understairs cupboard, staircase.

CLOAKROOM: 6'5 x 3'2

Plain plaster ceiling, extract fan, metal cased RCD/MCB electricity consumer unit, "Karndean" flooring, radiator, dual flush close coupled WC, pedestal wash hand basin.

FAMILY ROOM: 13'9 x 8'10

Front aspect PVC window, plain plaster ceiling, radiator.

KITCHEN DINER: 16'0 x 13'2 narrowing to 9'6

Rear aspect PVC French doors, rear aspect PVC window, plain plaster ceiling, "Karndean" flooring, radiator, panelled walls, space for wide fridge freezer, space for table and chairs. Range of tall base and eye level units, laminate upstands, tall (600mm wide) larder unit, 600mm base unit with drawer, 1000mm corner base unit with 500mm door, stainless steel and glass fan oven/grill, 4-ring stainless steel gas hob, stainless steel splashback, stainless steel extractor hood, second 1000mm corner base unit with 500mm door, integrated dishwasher 1½ bowl stainless steel sink, 600mm undersink base unit, integrated washer dryer.

First Floor:

LANDING:

Plain plaster ceiling, staircase to second floor.

JACK 'N' JILL SHOWER ROOM:

Front aspect PVC window, plain plaster ceiling, extractor fan, "Karndean" flooring, radiator, 760mm x 760mm shower enclosure with "Mira Azora" electric shower, dual flush close coupled WC, pedestal wash hand basin.

LIVING ROOM: 16'1 narrowing to 9'3 x 13'1 narrowing to 9'5

Rear aspect PVC window, French inward opening doors with Juliet balcony, plain plaster ceiling, TV point, radiator.

BEDROOM TWO: 13'11 x 9'3

Front aspect PVC window, plain plaster ceiling, radiator, door to shower room.

Second Floor:

LANDING:

Plain plaster ceiling, access to loft space, bulkhead linen cupboard,.

BATHROOM: 6'7 x 6'4

Front aspect PVC window, plain plaster ceiling, extractor fan, vinyl flooring, radiator, panel enclosed bath with tiled surrounds, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM THREE: 11'4 x 9'2

Front aspect PVC window, plain plaster ceiling, radiator.

BEDROOM ONE: 12'10 shortening to 10'10 x 9'1

Rear aspect PVC window, plain plaster ceiling, radiator.

EN-SUITE: 8'4 x 4'7 narrowing to 2'6

Plain plaster ceiling, extractor fan, vinyl flooring, radiator, 740mm x 740mm shower enclosure, thermostatic shower, sliding head support, dual flush close coupled WC, pedestal wash hand basin.

BEDROOM FOUR: 9'6 x 6'8

Front aspect PVC window, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

GARAGE: 19'8 x 9'9

Up and over door, driveway parking.

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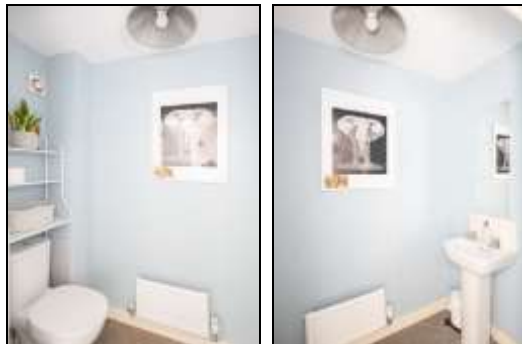
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Front (Red outline indicates house)



Hall



Cloakroom



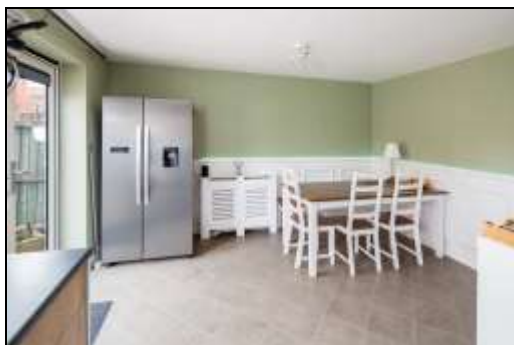
Kitchen Diner



Kitchen Diner



Kitchen Diner



Kitchen Diner



Family Room

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First Floor Living Room



First Floor Living Room



First Floor Living Room



Overview of the Garden & Garage (white arrow)
from the Juliette Balcony on the French doors



En-Suite Shower Room
(Jack'n Jill to the landing)



First Floor - Bedroom Two



First Floor - Bedroom Two



First Floor - Bedroom Two

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Top Floor - Bedroom One



Top Floor - Bedroom One



Top Floor - En-Suite to Bedroom One



Top Floor - Bedroom Three



Top Floor - Bedroom Four

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

E P C

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Space for Notes

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