

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



142 Ravencroft, Bicester, Oxfordshire. OX26 6YF

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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 Link-Detached House with Cloakroom, Living Room, Dining Room, Good-Sized Kitchen, Bathroom and En-Suite, Front and Rear Gardens, Off-Road Parking for 2 Cars.

FREEHOLD

£ 465,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Living Room
- ❖ Dining Room
- ❖ Kitchen
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Driveway Parking for 2 Cars (approx. 13 ft extending to 21 ft x 27 ft wide)

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Key Facts for Buyers:

EPC: Rating of C (71).
Council Tax: Band D
Approx. £2,603 per annum.

Ground Floor:

Outside courtesy light, part glazed PVC front door to:

ENTRANCE HALL:

Coving, radiator, click laminate flooring, central heating thermostat.

CLOAKROOM:

Front aspect leaded light PVC window, coving, RCD/MCB electricity consumer unit, radiator, click laminate flooring, close coupled WC, corner wash hand basin and tiled splashback.

LIVING ROOM: 15'10 x 11'10.

Front aspect leaded light PVC window, coving, click laminate flooring, radiator, painted wooden fireplace mantle, marble hearth and surround living flame coal effect fire, two wall light points, TV point, telephone point.

DINING ROOM: 9'8 x 9'4.

Rear aspect PVC sliding patio doors, coving, click laminate flooring, radiator, dimmer switch.

KITCHEN: 12'4 x 10'7.

Rear aspect leaded light PVC window, side aspect glazed PVC door, coving, radiator, laid sheet vinyl flooring, understairs cupboard (*used as walk-in larder*), "Vaillant Eco Fit Pure" boiler. Range of tall base and eye level units, granite worksurfaces, upstands and window cill, tall unit (600mm wide), tall unit (600mm wide) with integrated 1600mm fridge, tall unit (600mm wide) with fitted double cavity ovens and 440mm x 560mm cupboards above and below, 500mm cutlery and pan drawers, 600mm cutlery and pan drawers, second 500mm cutlery and pan drawers, 1000mm corner base unit with 500mm door and magic corner unit, 800mm undersink base unit with two 400mm doors, 1½ bowl "Franke" acrylic sink, integrated 600mm dishwasher, 1000mm corner base unit with 500mm door, 300mm base unit, integrated microwave combi.

First Floor:

LANDING:

Side aspect leaded light PVC window, coving, access to loft space, bulkhead airing cupboard.

BATHROOM: 6'9 x 5'5.

Front aspect PVC leaded light window, extractor fan, downlighting, coving, laid vinyl flooring, chrome heated towel rail, panel enclosed bath with thermostatic shower over, sliding head support, tiled surrounds, dual flush close coupled WC, pedestal wash hand basin.

BEDROOM ONE: 12'6 x 10'5.

Rear aspect leaded light PVC window, coving, radiator, built-in 2-door wardrobe.

EN-SUITE:

Side aspect leaded light PVC window, extractor fan, downlighting, coving, ceramic tiled floor, chrome heated towel rail, dual flush close coupled WC, pedestal wash hand basin.

BEDROOM TWO: 11'2 extending to 12'4 x 8'8 narrowing to 8'3.

Front aspect leaded light PVC window, coving, radiator, dimmer switch.

BEDROOM THREE: 12'4 x 8'1.

Rear aspect leaded light window, coving, radiator, hard wired internet.

Outside:

FRONT GARDEN: refer to photograph

Driveway Parking for 2 cars (approx. 13 ft deep extending to 21 ft x 27 ft wide), bin store.

GARAGE:

Up and over door, rear door to garden, plumbing for washing machine, light and power, currently used as a workshop/gym.

REAR GARDEN: refer to photographs

Outside tap, sandstone patio, BBQ patio.

GARDEN OFFICE: 10'8 x 9'6.

Front and side aspect double glazed window, French doors, 100mm insulation to walls and roof (giving enough insulation to work with a 900W electric fire in wintertime), light and power, hard wired internet, TV point.

TIMBER SHED: 10'0 x 6'0

GREENHOUSE: 6'0 x 6'0

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Cloakroom and Entrance Hall



Living Room



Living Room



Living Room



Dining Room



Dining Room



Kitchen



Kitchen

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Kitchen



Bedroom One



Bedroom One



En-Suite Shower Room



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three

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Bathroom



Rear Garden



Garden Office



Rear Elevation



Greenhouse & Timber Shed



Garage



Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

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Space for Notes

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