

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**1 Hill View, Buckingham Road, Bicester,  
Oxfordshire. OX26 3ER**

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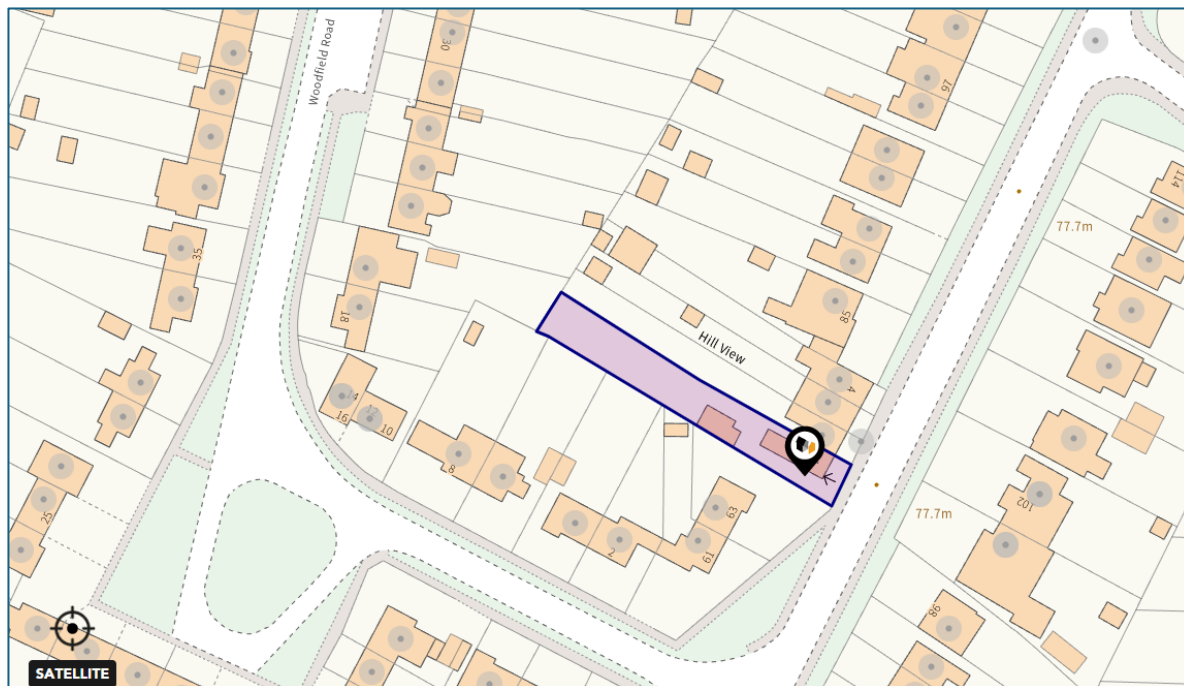
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Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### 1 Hill View, Buckingham Road, Bicester, Oxon. OX26 3ER



**A Period Two Bedroom, Extended End Terrace House with Living Room, Dining Room, Kitchen, Bathroom/WC, Driveway Parking, Large Garden and Garden Office.**

**FREEHOLD**

**£ 375,000**

- ❖ Hall
- ❖ Dining Room with fireplace
- ❖ Living Room with fireplace
- ❖ Downstairs Bathroom/WC
- ❖ Kitchen
- ❖ Two bedrooms
- ❖ Driveway parking for Two Cars
- ❖ Large Garden with Garden Office
- ❖ Walking Distance to Bicester Town Station

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### Key Facts for Buyers:

**EPC:** Rating of D (62).  
**Council Tax:** Band C  
Approx. £2,322 per annum.

### Ground Floor:

#### **SIDE ENTRANCE**

Red opaque double glazed panel door to;

#### **'L' SHAPED HALL: 9'7 x 2'9 plus 2'6 x 4'4**

Double glazed side window to the side of main door, digital central heating thermostat, radiator, dado rail, ceramic tiled floor, Built-in meter cupboard.

#### **KITCHEN 8'6 x 8'11**

Side and rear aspect PVC windows, radiator. Range of base and eye level units, roll edge laminate work surfaces, large ceramic Belfast sink with chrome mixer tap, tiled splash-backs, 'Zanussi' freestanding electric cooker, 'Indesit' dishwasher, 'LG' washing machine, 'LEC' undercounter fridge, ceramic tiled floor, wall mounted 'Vaillant' gas combination boiler.

#### **RE-FITTED**

#### **DOWNSTAIRS**

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

Plain plastered ceiling with inset spotlights and extractor fan and access to loft space, chrome towel radiator, close coupled WC, vanity wash hand basin with drawers below, panel bath with mixer tap, thermostatic shower over bath, handheld shower head, aqua panels to walls, shower screen.

#### **DINING ROOM: 10'8 x 14'7**

Rear aspect French doors to garden, radiator with radiator cover, feature fireplace with wood burning stove, built in understairs storage cupboard, stripped and varnished wood floorboards.

#### **LIVING ROOM: 9'10 x 14'8**

PVC double glazed window to front aspect, radiator, moulded cornicing to ceiling, ornamental fireplace built in storage cupboard.

### First Floor:

#### **LANDING:**

Access to loft space.

#### **BEDROOM ONE: 9'10 x 14'8**

Two PVC double glazed windows to front aspect, radiator, stripped and varnished wooden floorboards, fireplace with mantel.

#### **BEDROOM TWO: 10'9 x 11'1**

PVC double glazed window to rear aspect, radiator, fireplace with mantel.

### Outside

#### **DRIVEWAY:**

Gravel driveway parking for 2 cars

#### **GARDEN OFFICE: 19'10 x 10'0**

French doors to side and rear aspects, three double glazed windows to side and rear aspects, radiator, multiple power points.

#### **GARDENS:**

Refer to photograph.

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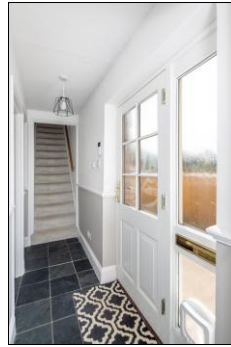
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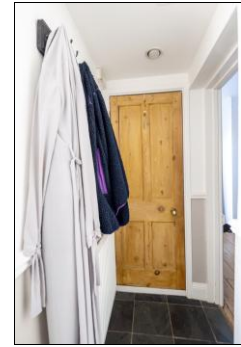
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Front



Entrance Hall



Living Room



Living Room



Dining Room

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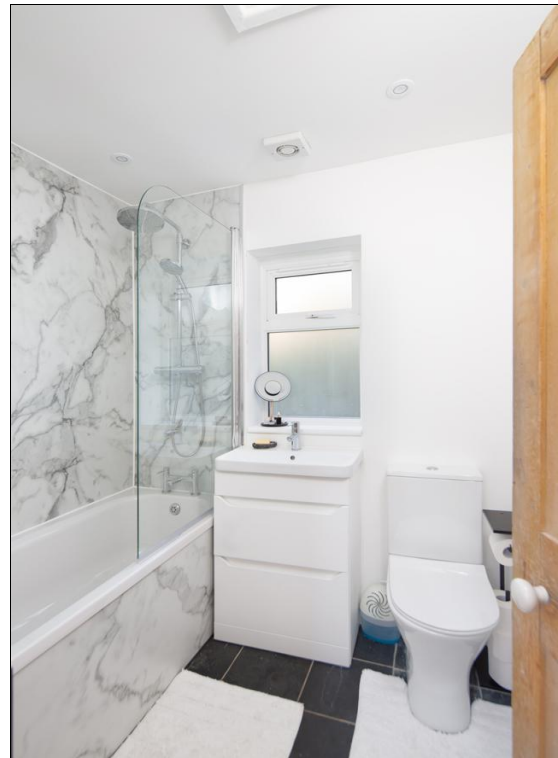
Dining Room



Dining Room



Kitchen



Re-fitted Bathroom

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Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Rear Garden

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Rear Elevation and Garden Office

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

EPC

### Space for Notes

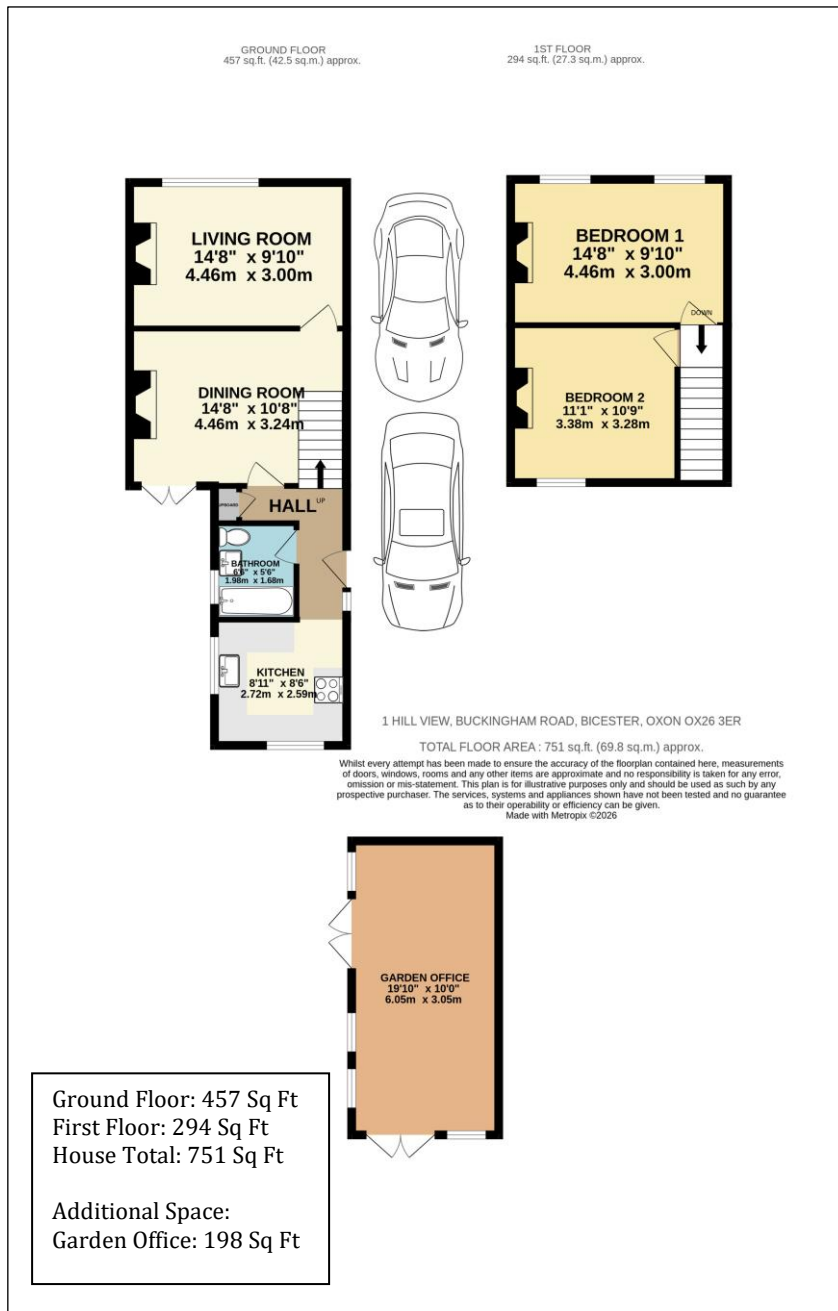
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