

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



25 Ascot Way, Kingsmere, Bicester, Oxfordshire. OX26 1AG

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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

25 Ascot Way, Kingsmere, Bicester, Oxfordshire. OX26 1AG



A Three Bedroom Semi-Detached House with Living Room, Cloakroom, Kitchen Diner, Bathroom and En-Suite, South Facing Garden and Parking for Two Cars Side-By-Side directly to the Rear

FREEHOLD

Offers in Excess Of: £ 385,000

- ❖ Entrance Hall
- ❖ Living Room
- ❖ Inner Hall and Cloakroom
- ❖ Kitchen Diner
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ South Facing Rear Garden (170⁰ magnetic)
- ❖ Driveway Parking for Two Cars Side-by-Side

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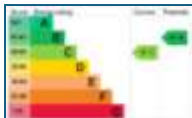
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Key Facts for Buyers:

EPC: Rating of C (79).
Council Tax: Band C
Approx. £2,296 per annum.



Ground Floor:

Outside courtesy light, outside electricity meter box, broadband/telephone junction box, part-glazed security front door to:

ENTRANCE HALL:

Plain plaster ceiling, radiator, click laminate flooring, staircase, telephone/broadband master socket.

LIVING ROOM: 14'0 x 12'2 narrowing to 8'9

Front aspect PVC window, plain plaster ceiling, click laminate flooring, radiator.

INNER LOBBY:

Plain plaster ceiling, LED downlighting, polished floor tiles, understairs cupboard.

CLOAKROOM: 6'2 x 3'5

Plain plaster ceiling, LED downlighting, extractor fan, radiator, polished floor tiles, dual flush close coupled WC, pedestal wash hand basin.

KITCHEN DINER: 15'6 x 9'5

Rear aspect PVC French doors and windows to either side, plain plaster ceiling, downlighting, polished floor tiles, radiator, space for table and chairs, "Ideal Logic combi 35" boiler. Range of tall base and eye level units, square edge laminate worksurfaces, laminate upstands, tall unit (600mm wide) with integrated 840mm fridge and 840mm freezer, 500mm base unit, 600mm unit with double cavity fan oven/oven grill, 4-ring electric ceramic hob, splashback, 800mm corner base unit with 300mm door, integrated washing machine, 600mm undersink base unit, 1½ bowl stainless steel sink, second 800mm corner base unit with 300mm door, 150mm tray space, integrated dishwasher.

First Floor:

LANDING:

Plain plaster ceiling, access to loft space, radiator.

BATHROOM:

Plain plaster ceiling, downlighting, extractor fan, ceramic tiled floor, radiator, panel enclosed bath with thermostatic shower over, sliding head support, screen, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM ONE: 9'9 widening to 10'1 plus wardrobe x 9'5 extending to 11'3

Front aspect PVC window, plain plaster ceiling, radiator, TV point.

EN-SUITE: 5'10 x 5'6

Front aspect PVC window, plain plaster ceiling, extractor fan, LED downlighting, ceramic tiled floor, radiator, 760mm x 900mm shower enclosure, "Triton T80 Easi Fit plus" shower, dual flush close coupled WC, pedestal wash hand basin.

BEDROOM TWO: 10'10 x 8'8

Rear aspect PVC window, plain plaster ceiling, radiator.

BEDROOM THREE: 11'7 shortening to 10'10 x 6'8

Rear aspect PVC window, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN (approx. 50ft deep): refer to photographs

170° magnetic (almost directly South facing), two outside lights, side gate, patio, tap, outside PIR light, rear access gate to parking spaces, bin storage area behind shed.

PARKING:

Two spaces side-by-side.

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Entrance Hall



Living Room



Living Room



Inner Hall and Cloakroom



Kitchen Diner

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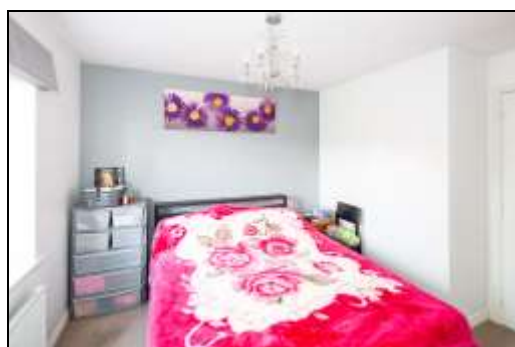
Kitchen Diner



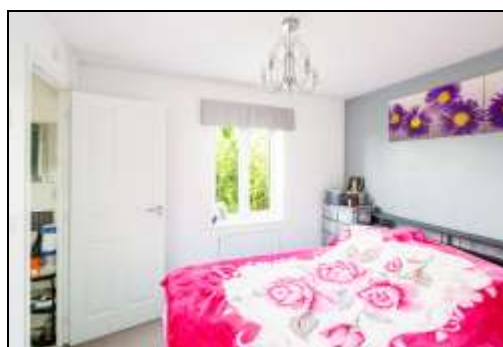
Kitchen Diner



Bathroom



Bedroom One



Bedroom One

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Bedroom One



Bedroom Three



Bedroom Two



Rear Garden



Rear Garden

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Space for Notes

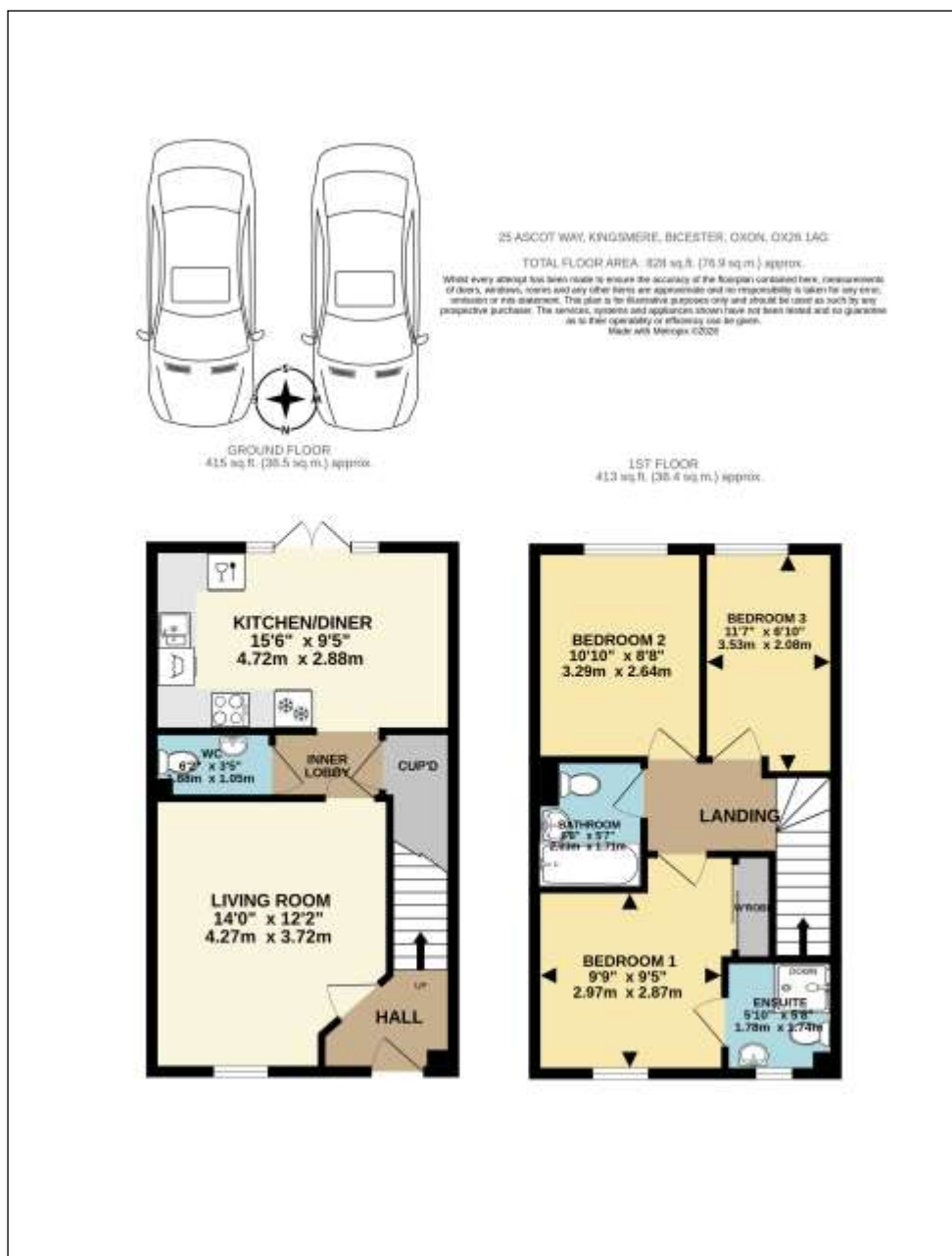
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