BARTON FLEMING

INDEPENDENT ESTATE AGENTS



7 Aintree Way, Bicester, Oxfordshire. OX26 1DR

Extending out over the carport this property has three really good-sized bedrooms and a sensible sized en-suite, a South-West facing garden plus parking for two cars in tandem.

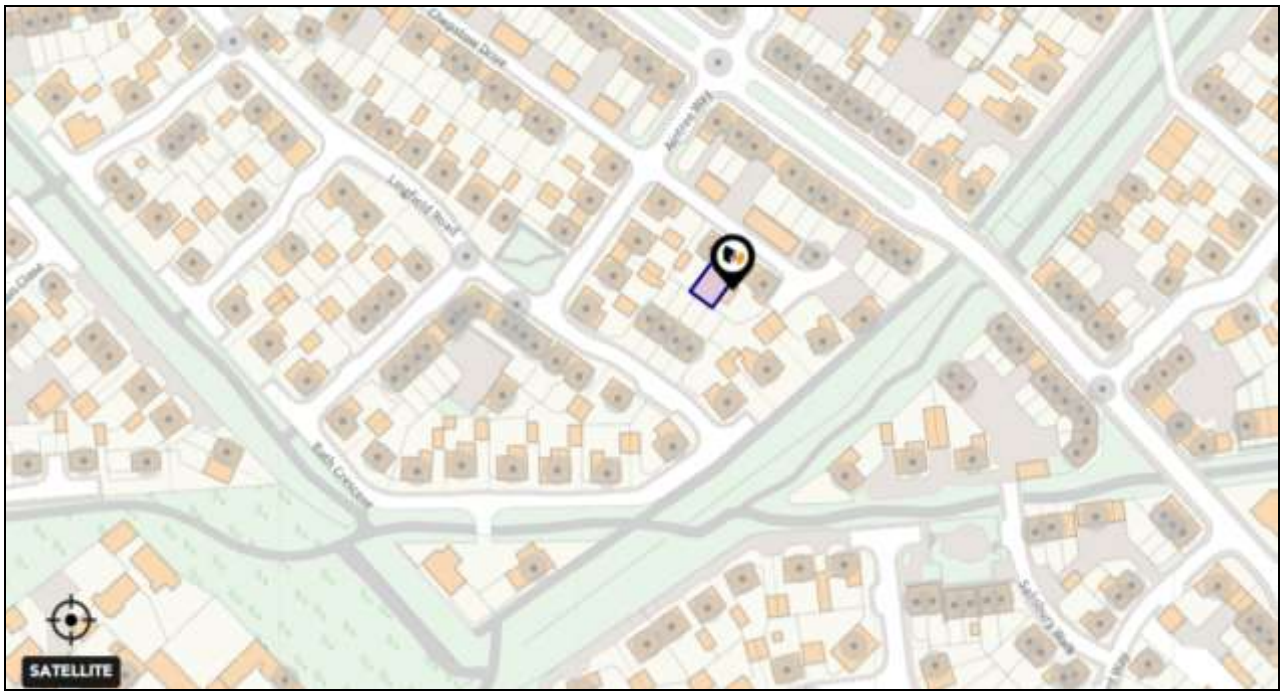
BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)
249922

7 Aintree Way, Bicester, Oxfordshire. OX26 1DR



A Three Bedroom Semi-Detached House with Cloakroom, Living Room, Kitchen Diner, Bathroom and En-Suite, South-West Facing Rear Garden, Car Port with Driveway Parking for Two Cars.

FREEHOLD (without fees) **£ 410,000**

- Entrance Hall
- Cloakroom
- Living Room
- Kitchen Diner
- Landing
- Three Bedrooms
- Bathroom and En-Suite
- South-West Facing Rear Garden
- Car Port plus Driveway providing parking for 2 cars in tandem.
- Close to Local Amenities

rightmove.co.uk
The UK's number one property website

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)
249922

Key Facts for Buyers:

EPC: Rating of B (84).
Council Tax: Band D
Approx. £2,612 per annum.

Ground Floor:

SLOPING OPEN PORCH:
Letter box, outside courtesy light, part-glazed security front door to:

ENTRANCE HALL: 16'1 x
Plain plaster ceiling, boiler cupboard enclosing "Ideal Logic H12" boiler, radiator, understairs cupboard, staircase, luxury vinyl flooring.

CLOAKROOM:
Side aspect PVC window, plain plaster ceiling, downlighting, luxury vinyl flooring, dual flush close coupled WC, pedestal wash hand basin.

KITCHEN DINER: 14'5 x 8'11
Front aspect PVC window, plain plaster ceiling, downlighting, luxury vinyl flooring, radiator, space for table and chairs. Range of tall base and eye level units, roll edge laminate worksurfaces, laminate upstands, integrated dishwasher, 600mm undersink base unit, 1½ bowl stainless steel sink, space for washing machine, 800mm corner base unit with 400mm door, 600mm drawers, 4-ring stainless steel gas hob, ceramic splashback, stainless steel extractor hood, 400mm base unit, 1200mm corner base unit with 600mm door, 600mm wide tall unit with double cavity stainless steel and glass fan oven/oven grill, space for microwave over, tall unit with 1040mm fridge and 640mm freezer (*3 drawers*).

LIVING ROOM: 15'3 x 10'8 narrowing to 8'8
Front aspect PVC French doors with windows either side, plain plaster ceiling, luxury vinyl flooring, two radiators, TV point, dimmer switch, "Nest" central heating thermostat (*downstairs zone*).

First Floor:

LANDING:
Plain plater ceiling, access to loft space, 6'1" airing cupboard with "Tribune HE" tank, radiator.

BATHROOM: 9'0 x 6'7
Plain plaster ceiling, extractor fan, luxury vinyl flooring, chrome heated towel rail, panel enclosed bath, mixer tap, tiled surrounds, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM ONE: 16'7 x 9'7
Front aspect PVC window, plain plaster ceiling, radiator, dimmer switch, "Nest" central heating thermostat (*upstairs zone*).

EN-SUITE: 9'7 x 4'6
Rear aspect PVC window, plain plaster ceiling, downlighting, luxury vinyl flooring, chrome heated towel rail, 1800mm x 740mm shower enclosure, thermostatic shower, sliding head support, pedestal wash hand basin, shaver socket, dual flush close coupled WC.

BEDROOM TWO: 12'7 x 9'7 extending to 16'2
Twin front aspect PVC window, plain plaster ceiling, radiator.

BEDROOM THREE: 16'2 x 8'6
Rear aspect PVC window, plain plaster ceiling, radiator.

Outside:

FRONT: refer to photograph

REAR GARDEN: refer to photographs
215^0 magnetic South/South-West, side aspect gate, outside tap, patio.

CAR PORT & DRIVEWAY:
Off road parking for two cars in tandem.

rightmove.co.uk
The UK's number one property website

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)
249922



Front





Entrance Hall and Boiler





Cloakroom



Kitchen Diner



Kitchen Diner



Living Room



Living Room





Bathroom

Barton Fleming Ltd., 62 North Street, Bicester, Oxfordshire OX26 6NF
T: 01869 249922 E: info@bartonfleming.co.uk
W: www.bartonfleming.co.uk

rightmove.co.uk
The UK's number one property website

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)
249922



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Bedroom One



Bedroom One





En-Suite to Bedroom One



Rear Elevation

rightmove.co.uk
The UK's number one property website

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)
249922



Rear Elevation



BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)
249922

Space for Notes

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)
249922



These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make or give and neither Barton Fleming nor any person in their employment, has authority to make or give any representation or warranty whatsoever in relation to this property. Land Registry Plans are provided as guidance only and while LRP documents are generated from what is registered at the point at when the plans are downloaded for use in these particulars they are not guaranteed to represent the property title at any given moment. Buyers should satisfy themselves through their solicitor as to the accuracy of the land registration at any given moment.

rightmove.co.uk
The UK's number one property website