

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**69 Willow Drive, Southwold,
Bicester, Oxfordshire.
OX26 3XF**

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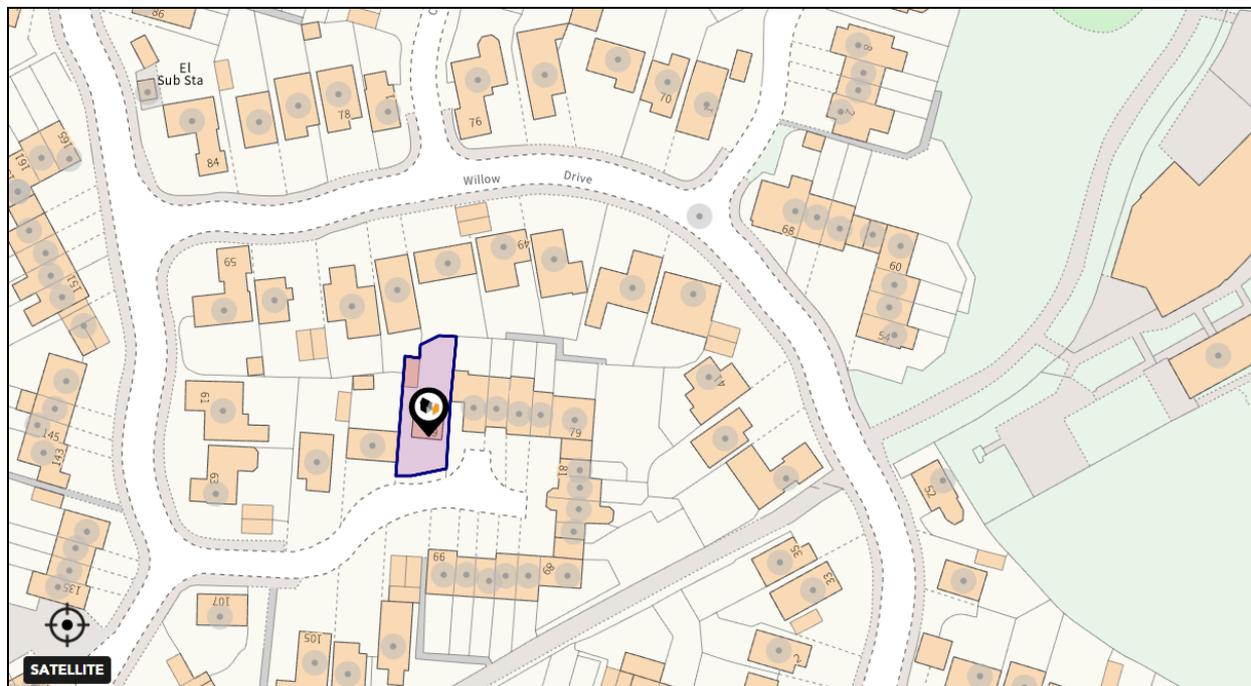
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

69 Willow Drive, Bicester, Oxfordshire. OX26 3XF



A Three Bedroom Detached House with Living Room, Kitchen Diner, Bathroom, Front and Rear Gardens, Garage and Off-Road Parking for Up to Five Cars on Block Paving

FREEHOLD

£ 375,000

- ❖ Entrance Hall
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom
- ❖ Front and Rear Gardens
- ❖ Garage and Off-Road Parking for up to Five Cars
- ❖ Close to Local Amenities including School
- ❖ Walking Distance to Bicester North Train Station

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of C (72).
Council Tax: Band C
Approx. £2,190 per annum.

Ground Floor:

PITCHED OPEN PORCH:

Replaced part-glazed security front door to:

ENTRANCE HALL: 5'0 x 3'0.

RCD/MCB electricity consumer unit (*metal cased*), quarry tiled floor.

LIVING ROOM: 14'10 x 13'11.

Front aspect PVC window, coving, radiator, TV point, telephone point, broadband hub, staircase.

KITCHEN DINER: 14'10 x 9'6.

Rear aspect sliding PVC patio door, radiator, ceramic tiled floor, wall mounted "Potterton Assume" boiler. Range of tall, base and eye level units, roll edge laminate worksurfaces, tiled surrounds, space for washing machine, 300mm base unit and drawer, 1000mm under-sink corner base unit with 600mm door, 1½ bowl stainless steel sink, semi-integrated dishwasher, 600mm space for slot-in gas cooker, pull out extractor hood, 820mm x 820mm corner base unit with two 300mm doors, space for undercounter fridge, tall 600mm unit.

First Floor:

LANDING:

Doors to all bedrooms and bathroom.

BATHROOM: 6'7 x 6'3.

Rear aspect PVC window, extractor fan, ceramic tiled floor, fully tiled walls, radiator, panel enclosed bath with mixer tap, thermostatic shower over, sliding head support, screen, dual flush close coupled WC, pedestal wash hand basin.

BEDROOM ONE: 10'9 x 9'6.

Front aspect PVC window, access to loft space, coving, radiator, built-in single wardrobe.

BEDROOM TWO: 9'9 x 8'2.

Rear aspect PVC window, radiator, overstairs bulkhead airing cupboard.

BEDROOM THREE: 7'8 x 6'2.

Front aspect PVC window, coving, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

GARAGE: 16'9 x 8'2.

Up and over door, side door to garden, light and power, eaves rafter storage under a pitched tiled roof.

PARKING:

Off-road parking for up to five cars on block paving – refer to floorplan.

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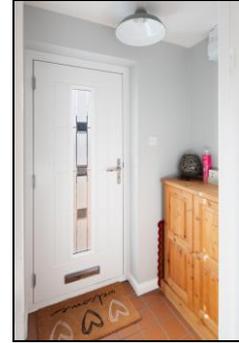
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Front



Pitched Open Porch and Entrance Hall



Living Room



Living Room



Living Room



Living Room



Kitchen Diner



Kitchen Diner

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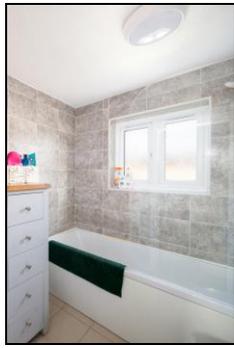
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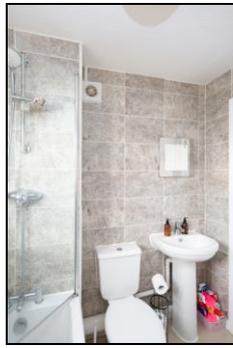
Kitchen Diner



Kitchen Diner



Bathroom



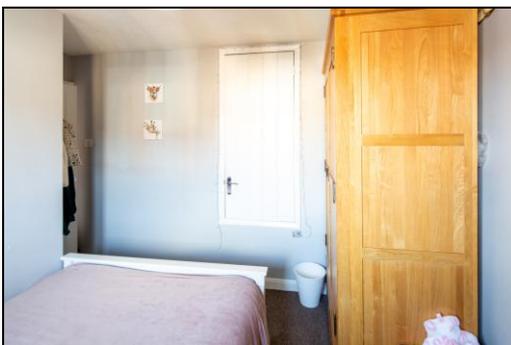
Bathroom



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

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Bedroom Three



Rear Elevation



Rear Garden



Rear Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

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Space for Notes

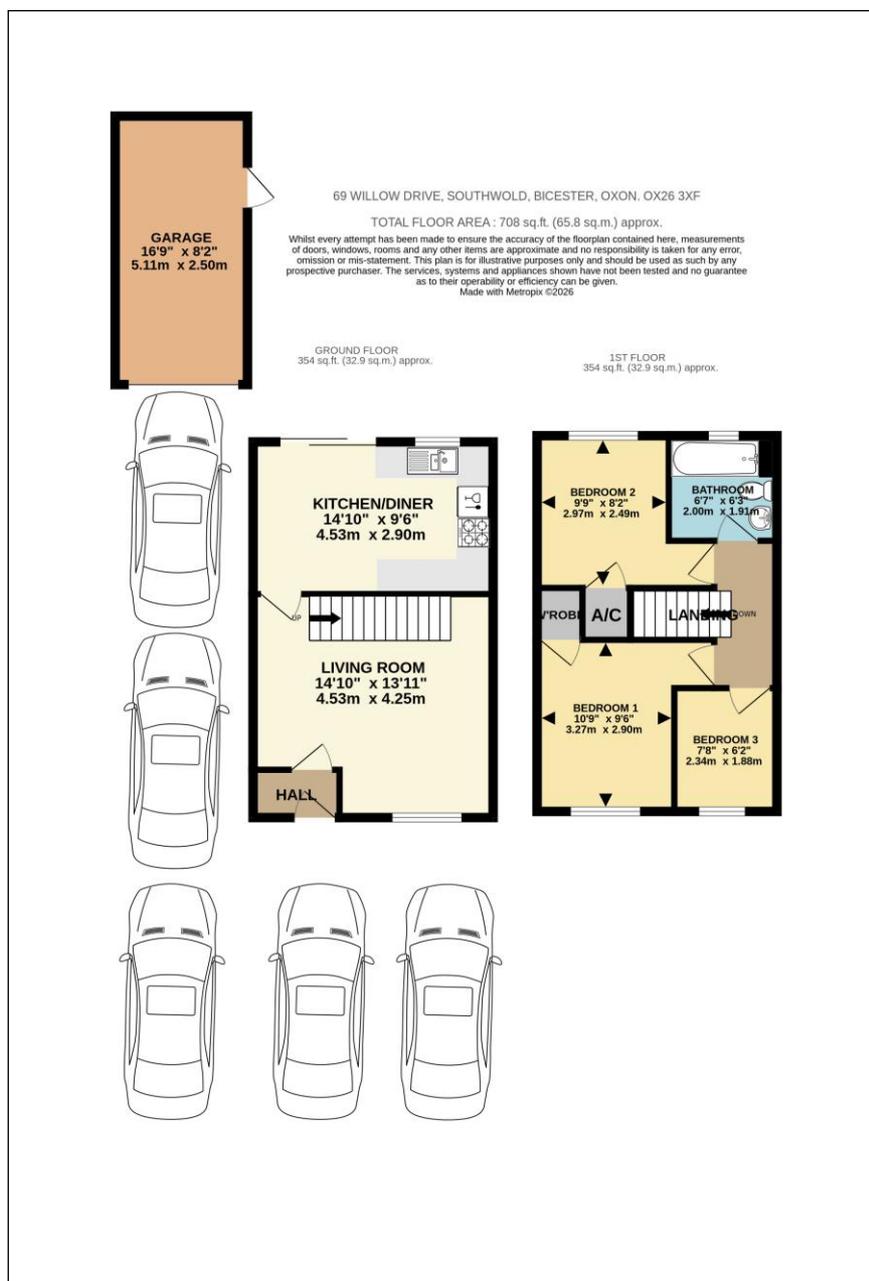
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