

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



11 Cartmel, Bicester, Kingsmere, Oxfordshire. OX26 1AH

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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 Detached House with Hall, Cloakroom, Living Room, Kitchen Diner, Utility Room, Bathroom and En-Suite, South/South-West Facing Garden, Garage and Driveway Parking

FREEHOLD

£ 435,000

- ❖ Entrance Hall and Cloakroom
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Utility Room
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ South/South West Facing Garden
- ❖ Garage and Driveway Parking for One Car
- ❖ Close to Local Amenities, Bicester Village and Train Station

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of C (79).
Council Tax: Band D
Approx. £2,464 per annum.

Ground Floor:

Block paved ramp to front door, outside courtesy light, outside gas and electric meter boxes.

PITCHED PORCH:

Part-glazed security front door to:

ENTRANCE HALL:

Plain plaster ceiling, radiator, luxury vinyl flooring, BT master socket, staircase.

CLOAKROOM:

Plain plaster ceiling, extractor fan, radiator, luxury vinyl flooring, dual flush close coupled WC, pedestal wash hand basin.

LIVING ROOM: 17'8 x 10'10

Front and side aspect PVC windows, plain plaster ceiling, two radiators, BT master socket, TV point, Broadband hub.

KITCHEN DINER: 17'8 x 9'7

Side aspect French doors, front aspect PVC window, side aspect PVC window, plain plaster ceiling, downlighting, ceramic tiled floor two radiators, space for table and chairs. Range of base and eye level units, roll edge laminate worksurfaces, laminate upstands, integrated 1000mm fridge and 630mm freezer, 800mm cutlery and pan drawers, 900mm stainless steel 4-ring gas hob, stainless steel splashback, 900mm stainless steel extractor hob, "Logic Heat 12" boiler enclosed in the wall unit, double cavity stainless steel and glass fan oven/oven grill, 1000mm corner base unit with 500mm door, 1000mm under sink base unit with two 500mm doors, 1½ bowl undermounted stainless steel sink, integrated dishwasher.

UTILITY ROOM: 5'8 x 5'5

Side aspect half glazed security door, plain plaster ceiling, extractor fan, radiator, ceramic tiled floor. Range of base and eye level units, roll edge laminate worktop, laminate upstands, integrated washing machine, 400mm base unit, 600mm base unit, understairs cupboard.

First Floor:

LANDING:

Front aspect PVC window, plain plaster ceiling, access to loft space, radiator, airing cupboard.

BATHROOM:

Side aspect PVC window, plain plaster ceiling, extractor fan, downlighting, chrome heated towel rail, luxury vinyl flooring, double ended bath, thermostatic shower over, sliding head support, screen, dual flush close coupled WC, pedestal wash hand basin.

BEDROOM ONE: 11'4 x 10'0

Front aspect PVC window, plain plaster ceiling, radiator, built-in wardrobe, TV point, zoned thermostatic central heating control.

EN-SUITE: 6'8 narrowing to 4'0 x 5'11

Front aspect PVC window, plain plaster ceiling, extractor fan, luxury vinyl flooring, chrome heated towel rail, shower enclosure with thermostatic shower, sliding head support, pedestal wash hand basin, shaver point, dual flush close coupled WC.

BEDROOM TWO: 10'10 x 9'7

Front aspect PVC window, plain plaster ceiling, radiator, overstairs bulkhead cupboard, TV point, built-in 1600mm wardrobe.

BEDROOM THREE: 9'2 x 7'5

Side aspect PVC window, plain plaster ceiling, radiator.

Outside:

FRONT: refer to photograph

GARDEN: refer to photographs

210° South/South West facing, patio, outside tap, side access gate.

GARAGE: 19'10 x 9'11

Up and over door, side access door to garden, light and power, eaves storage. Driveway parking for one car.

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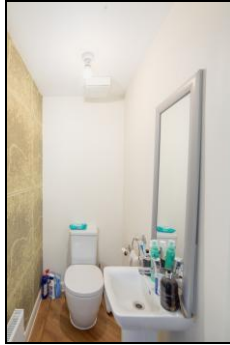
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Entrance Hall and Cloakroom



Living Room



Living Room



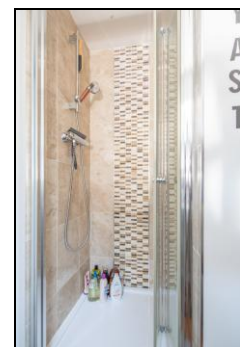
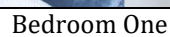
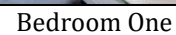
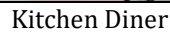
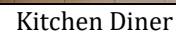
Living Room



Kitchen Diner

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Bedroom Two



Bedroom Two



Bedroom Three



Bathroom



Garden

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Rear Elevation



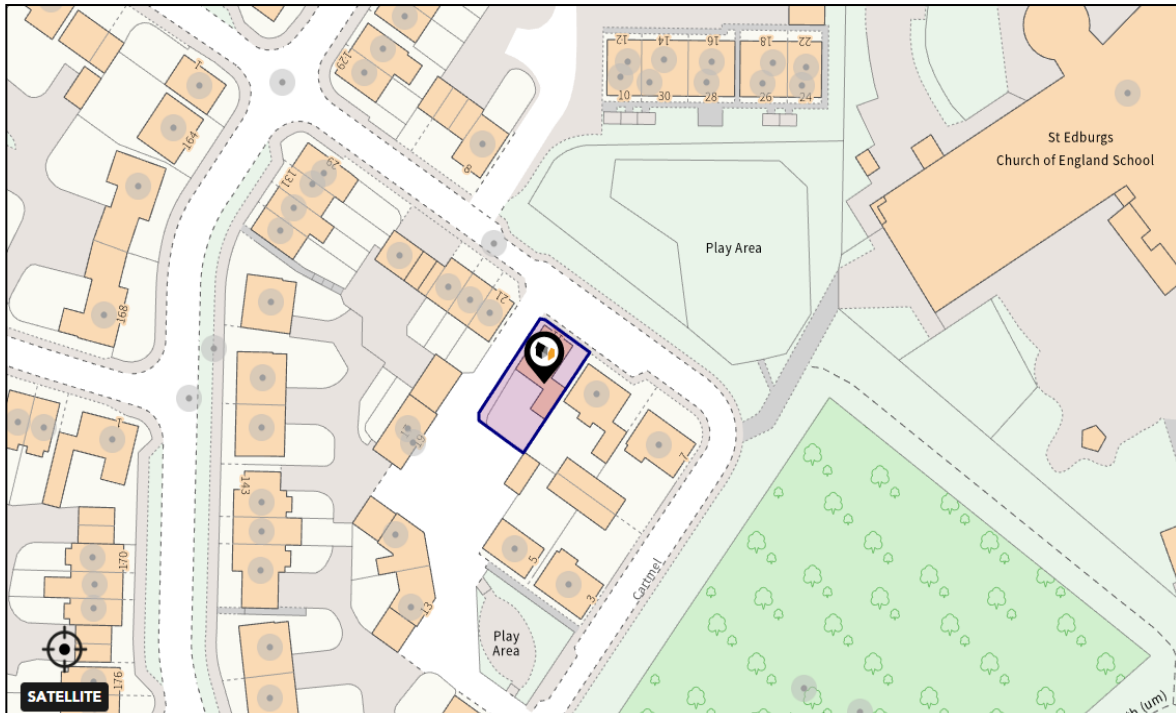
Rear Garden



Garage and Driveway

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC



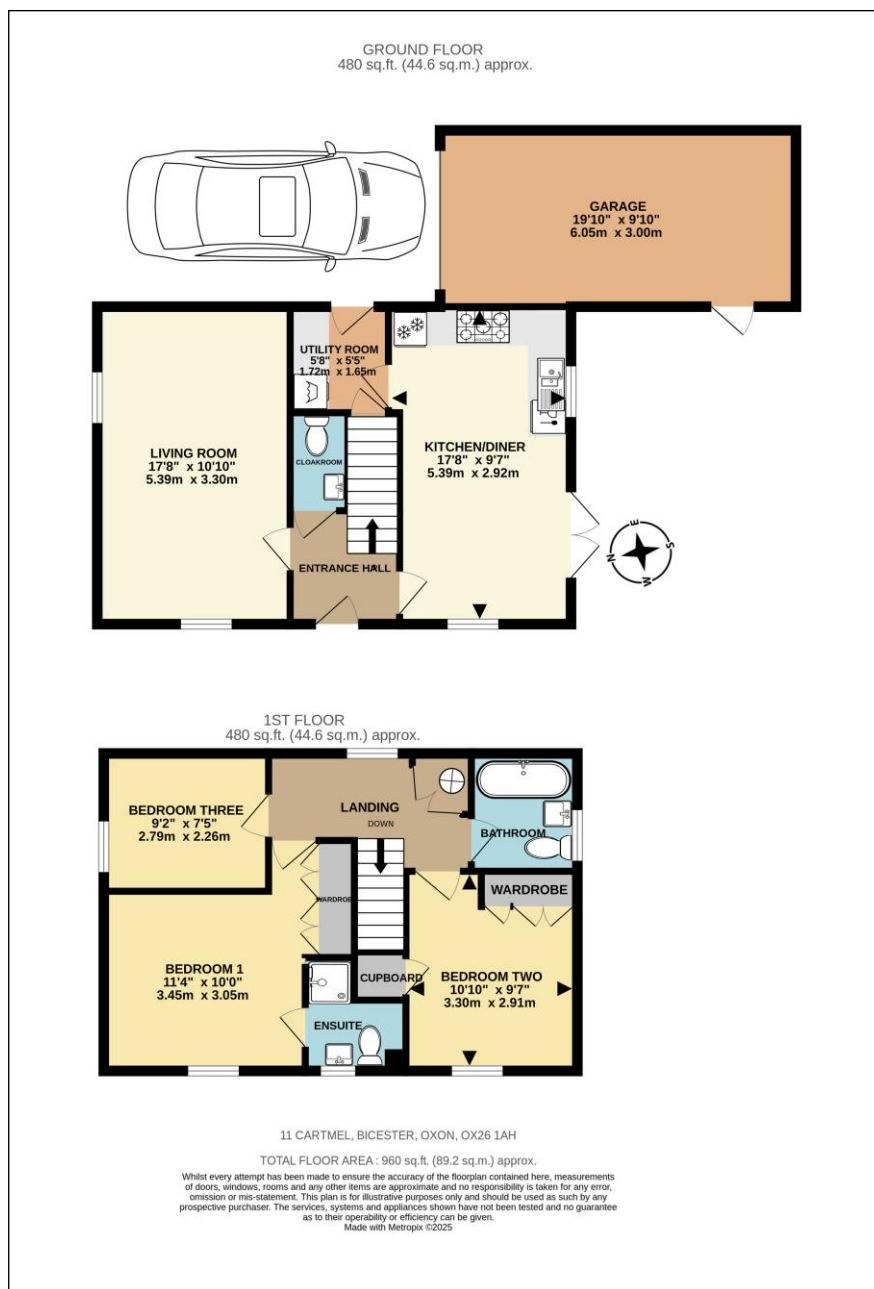
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