

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**35 Wensum Crescent, Bicester, Oxfordshire. OX26 2GL**

***A rare opportunity to acquire a two-bedroom  
End terrace with a Garage on Greenwood Homes.***

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**35 Wensum Crescent, Bicester, Oxfordshire. OX26 2GL**



**A Two Bedroom End of Terrace House with Living Room, Dining Room, Refitted Kitchen, Dressing Area to Bedroom One, Bathroom, Front and Rear Garden and Garage**

**FREEHOLD**

**Offers in Excess of: £300 ,000**

- ❖ Entrance Hall
- ❖ Living Room
- ❖ Dining Room
- ❖ Refitted Kitchen
- ❖ Landing
- ❖ Two Bedrooms
- ❖ Dressing Area to Bedroom One
- ❖ Bathroom
- ❖ Front and Rear Gardens
- ❖ Garage

VIEWING  
APPOINTMENT:

DAY:

TIME:

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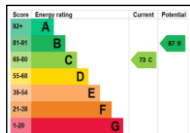
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### Key Facts for Buyers:

**EPC:** Rating C (73)

**Council Tax:** Band B

Approx. £1,961 per annum.



### Ground Floor:

Outside courtesy light, part-glazed security front door to:

#### **ENTRANCE HALL:**

Plain plaster ceiling, downlighting, built-in cupboard.

#### **LIVING ROOM: 15'2 x 9'10 narrowing to 9'5**

Front aspect PVC window, plain plaster ceiling, coving, radiator, media wall, open plan to:

#### **DINING ROOM: 8'10 x 7'10 extending to 11'9 including staircase**

Rear aspect PVC French doors, plain plaster ceiling, downlighting, coving, staircase, solid wood flooring, understairs recess, digital central heating thermostat, radiator.

#### **REFITTED KITCHEN: 8'4 x 6'11**

Rear aspect PVC window, plain plaster ceiling, coving, polished "Travertine" floor tiles, radiator, wall mounted "Potterton Promax SL" boiler, understairs recess with space for upright fridge freezer and washing machine. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, 500mm cutlery and pan drawer, roller fronted tall wall unit, 150mm slide-out rack, 500mm base unit, stainless steel fan oven/grill, 4-ring electric hob, second 150mm slide-out rack, 1000mm undersink base unit with two 500mm doors, 1000mm x 610mm stainless steel sink, 500mm base unit.

### First Floor:

#### **BATHROOM:**

Rear aspect PVC window, plain plaster ceiling, chrome heated towel rail, sheet vinyl flooring, panel enclosed bath with thermostatic shower over, sliding head support, screen, pedestal wash hand basin, dual flush close coupled WC.

#### **BEDROOM ONE: 15'2 x 9'7 overall including dressing room**

#### **BEDROOM AREA: 10'3 x 9'7)**

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

#### **DRESSING AREA: 9'4 x 4'9**

Front aspect PVC porthole window, plain plaster ceiling.

#### **BEDROOM TWO: 8'5 x 7'11 plus built-in cupboard / airing cupboard.**

Rear aspect PVC window, plain plaster ceiling, coving, radiator, partial bulkhead overstairs airing cupboard.

### Outside:

#### **FRONT GARDEN: refer to photograph**

#### **REAR GARDEN: refer to photographs**

Side gate, rear gate, patio.

#### **GARAGE:**

Up and over door, eaves storage (*close enough to run a power line to – either flex or armored cable*).



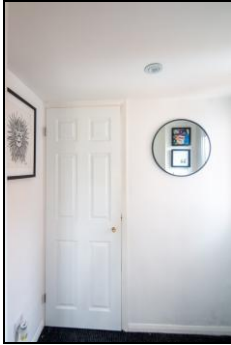
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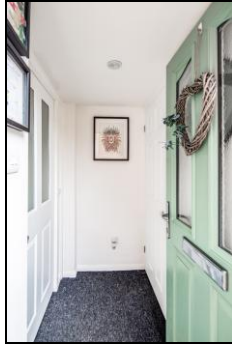
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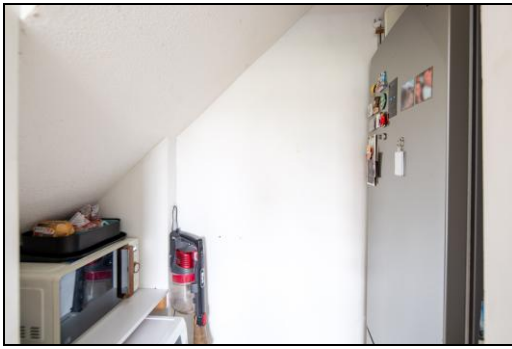
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Entrance Hall



Refitted Kitchen



Understairs Recess in Kitchen



Refitted Kitchen



Living Room through to Dining Room

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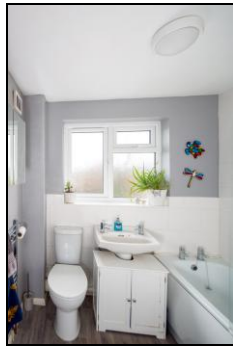
Living Room



Dining Room



Bathroom



Bedroom One



Bedroom One



Dressing Area



Bedroom Two



Bedroom Two



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Rear Garden





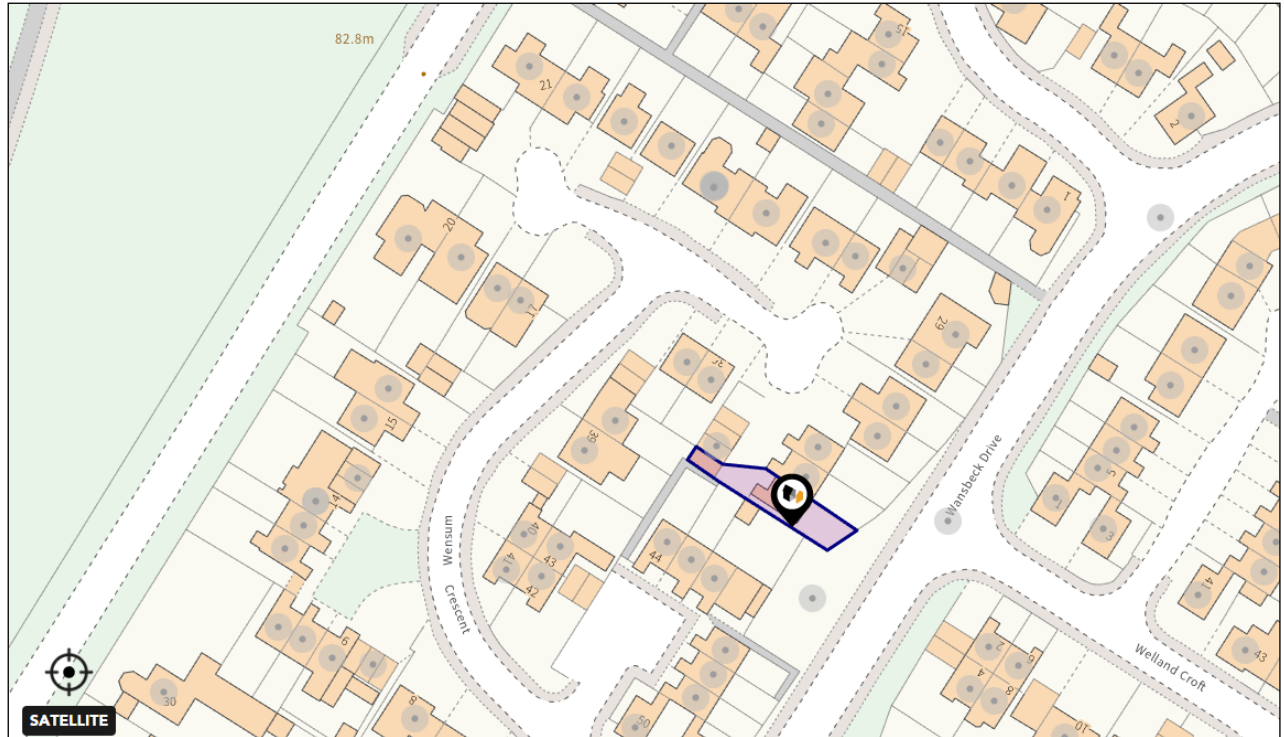
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### Space for Notes

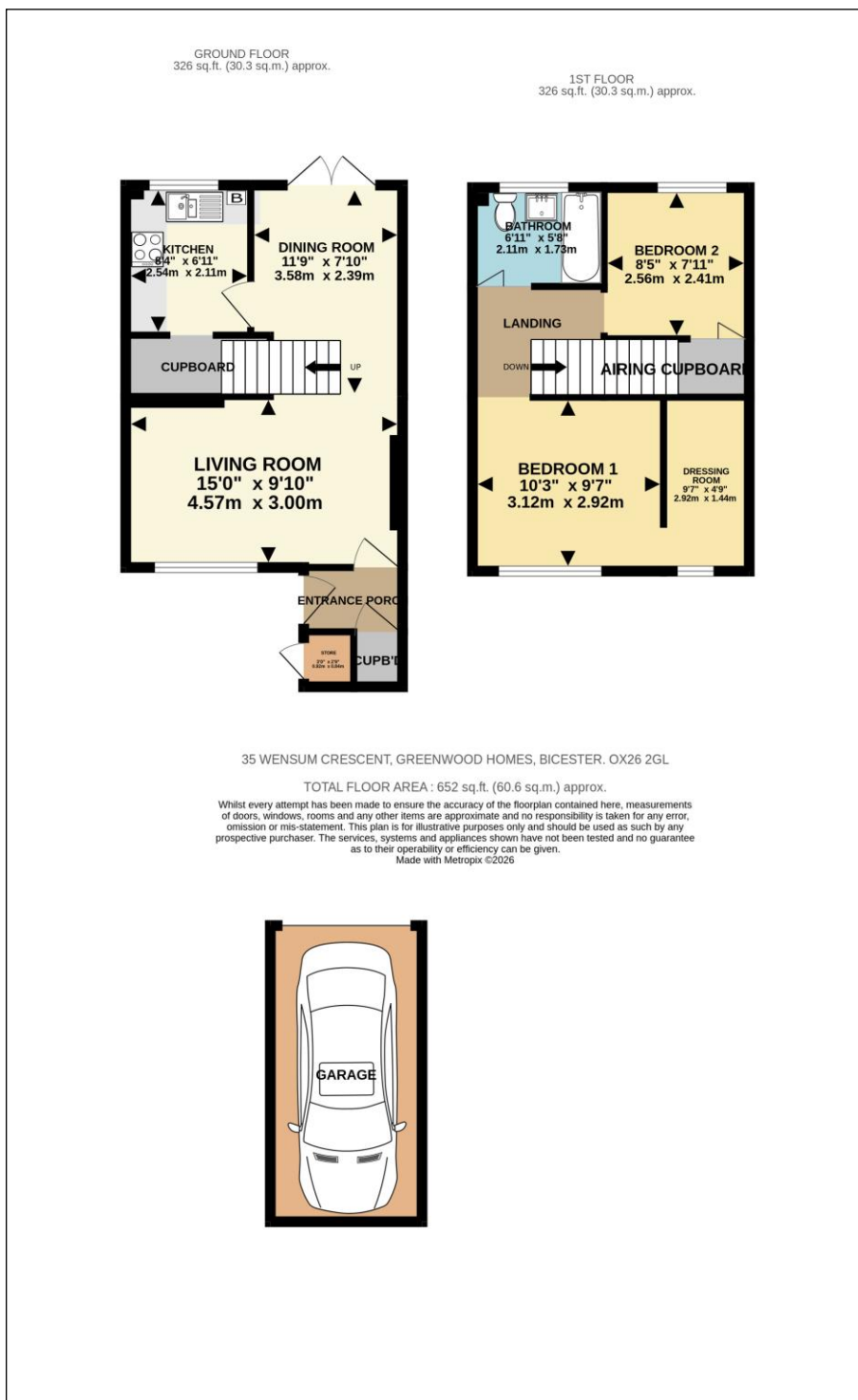
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