BARTON FLEMING

INDEPENDENT ESTATE AGENTS



28 Herald Way, Bicester,
Oxfordshire. OX26 4SF

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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

28 Herald Way, Bicester, Oxon. OX26 4SF



A Three Bedroom Staggered Terrace with Re-fitted Cloakroom, Kitchen Diner, Living Room, Re-fitted Bathroom, Rear Garden with Summer House/Store, Off-Road Parking for Two Cars

FREEHOLD **Offers in Excess of: £ 325,000**

- **Open Porch with Bin Recess**
- **Entrance Hall**
- **Re-Fitted Cloakroom**
- **Kitchen Diner**
- **Living Room**
- **Landing, Three Bedrooms**
- **Re-fitted Bathroom**
- **Off Road parking for Two Cars**
- **Rear Garden with Summer House/Storage Combination**

Key Facts for Buyers:

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

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EPC: Rating C (75)
Council Tax: Band C
Approx. £2,296 per annum.

Ground Floor:

OPEN PORCH:
Outside gas and electricity meter boxes, covered bin recess, PVC front door to:-

ENTRANCE HALLWAY:
Radiator, digital thermostat, telephone point, under-stairs recess, staircase.

RE-FITTED CLOAKROOM:
Front aspect PVC window, metal cased RCD/MCB electricity consumer unit, "Karndean" luxury vinyl flooring, concealed cistern dual flush WC, wash hand basin and cupboard under.

KITCHEN DINER: 15'9 x 9'2
Front aspect PVC window, plain plaster ceiling, down lighting, laminate flooring, radiator, space for table & chairs. Range of base and wall units with roll-edge laminate worktops and tiled surrounds. Space for wide fridge freezer, 500mm cutlery and pan drawers, stainless steel and glass fan oven/grill, 4-ring stainless steel gas hob, 700mm extractor hood, 1000mm corner base unit with 500mm door, space for washing machine, 1½ bowl Earthenware enameled sink, 600mm undersink base unit, 300mm base unit, 1000mm corner base unit with 500mm door

LIVING ROOM: 15'8 x 13'2
Half glazed PVC door to the garden, rear aspect PVC window, plain plaster ceiling, radiator, TV & satellite connections.

First Floor:

LANDING:
Loft hatch, airing cupboard housing 'Worcester' boiler, over-stairs bulkhead cupboard.

RE-FITTED BATHROOM: 6'2 x 6'1
Front aspect PVC window, down lighting, ceramic tiled floor, bath with mixer tap, thermostatic shower over, rain head, second hand held head, sliding head support, screen, concealed cistern dual flush WC, inset wash hand basin with cupboard under, illuminated mirror, heated towel rail, fully tiled walls.

BEDROOM ONE: 15'4 x 8'10
Rear aspect PVC window, radiator.

BEDROOM TWO: 13'8 x 9'2
Front aspect PVC window, radiator.

BEDROOM THREE: 10'7 x 6'7
Rear aspect PVC window, radiator.

Outside:

FRONT GARDEN: Refer to photo.

OFF-ROAD PARKING:
For two cars in tandem with enough lawn remaining to create a further parking space if required.

REAR GARDEN: Refer to photo.
Side gate, shed, deck.

Summer House and Store Combination:
Summer House: 6'9 x 5'7
Store: 7'9 x 2'7

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Open Porch





Entrance Hall





Cloakroom



Kitchen Diner



Kitchen Diner



Kitchen Diner



Kitchen Diner

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Lounge Diner



Lounge Diner



Lounge Diner





Landing



Refitted Bathroom



Refitted Bathroom

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Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Garden Overview



Rear Elevation

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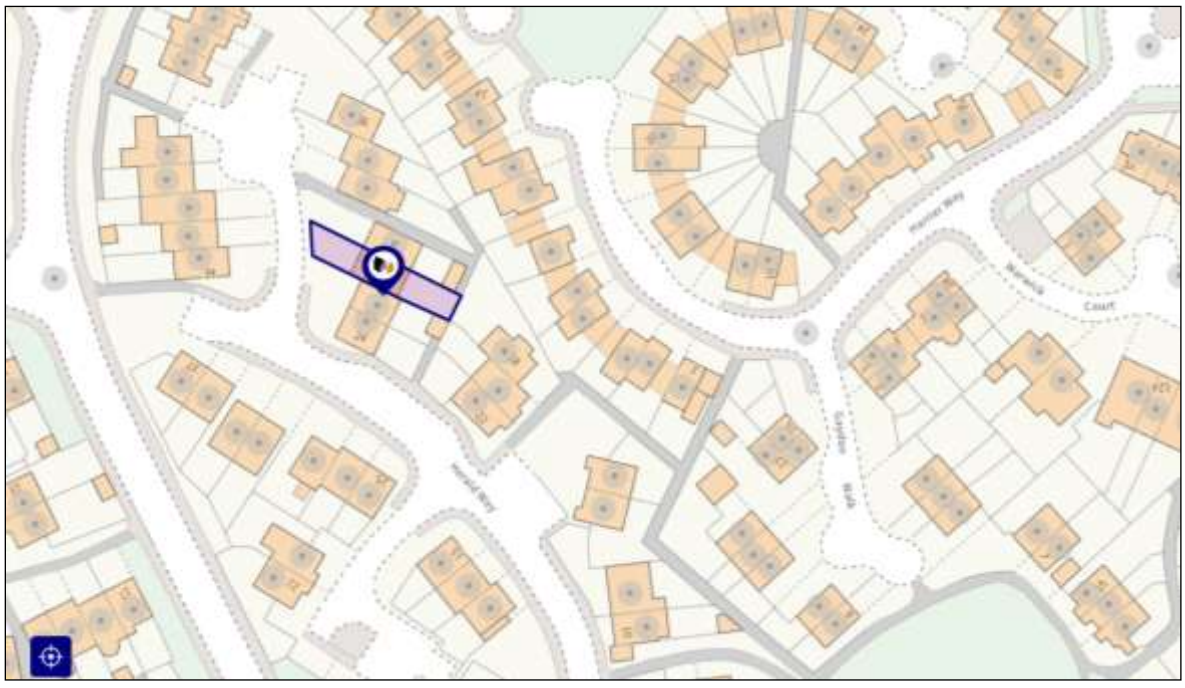
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Rear Garden



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