

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



20 Lily Close, Bure Park, Bicester, Oxon. OX26 3EJ

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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 Semi-Detached house with a Kitchen Diner to the Rear, Garage to the Side and Fronting on to Hedgerow.

FREEHOLD

£ 375,000

- ❖ Sloping Porch, Entrance Hall
- ❖ Living Room
- ❖ Kitchen Diner with sliding patio door to the garden
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom
- ❖ Garage & Driveway to the side
- ❖ PVC Double Glazed, Gas to Radiator Heating
- ❖ Central to the estate so away from main road noise
- ❖ Local amenities

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of C (69).
Council Tax: Band C
Approx. £2,296 per annum.

Ground Floor:

SLOPING PORCH:

Outside courtesy light, part-glazed leaded light door to:

ENTRANCE HALL:

Coving, radiator, thermostat, staircase.

LIVING ROOM: 16'7 x 10'10

Front aspect PVC double glazed window, coving, radiator, TV and satellite connections.

KITCHEN DINER: 14'0 x 8'9

Rear aspect double glazed sliding patio door to garden, rear aspect PVC double glazed window, radiator, under-stairs cupboard, vinyl flooring, wall mounted boiler, space for table and chairs, range of base and eye level units, roll edge laminate work-surfaces, tiled surrounds, space for upright fridge freezer, fitted fan oven, 4-ring gas hob, extractor canopy, 1½ bowl sink, space for washing machine.

First Floor:

LANDING:

Access to loft space, airing cupboard.

BATHROOM: 6'6 x 5'6

Side aspect PVC double glazed window, extractor fan, vinyl flooring, radiator, panel enclosed bath with mixer tap and shower attachment, tiled surrounds, independent electric shower over with sliding head support, pedestal wash hand basin, shaver socket, close coupled WC.

BEDROOM ONE: 9'10 x 12'1

Twin front aspect PVC double glazed windows, radiator, telephone point, TV point, bulkhead cupboard, 4-door wardrobe.

BEDROOM TWO: 9'0 x 7'8

Rear aspect PVC double glazed window, radiator.

BEDROOM THREE: 9'0 x 6'0

Rear aspect PVC double glazed window, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Side gate, deck, laid for easy maintenance.

GARAGE: refer to photograph

Up-and-over door, light and power, RCD/MCB electricity consumer unit, driveway parking.

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Living Room



Living Room



Kitchen Diner



Kitchen Diner



Kitchen Diner

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Landing and Bathroom



Bedroom One



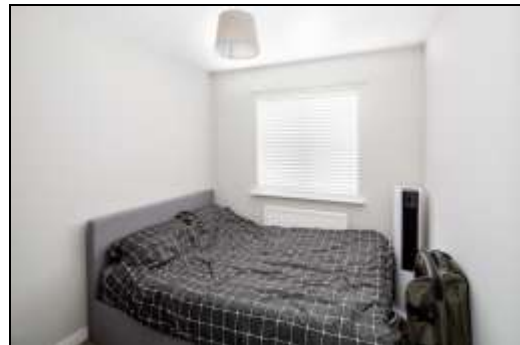
Bedroom One



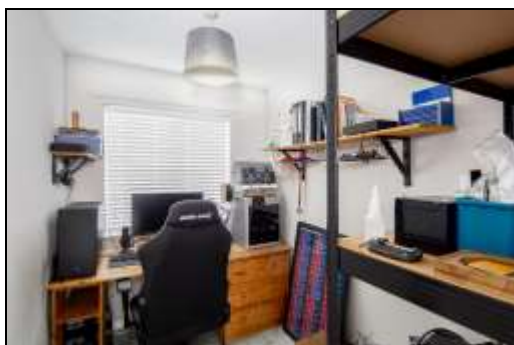
Bedroom One



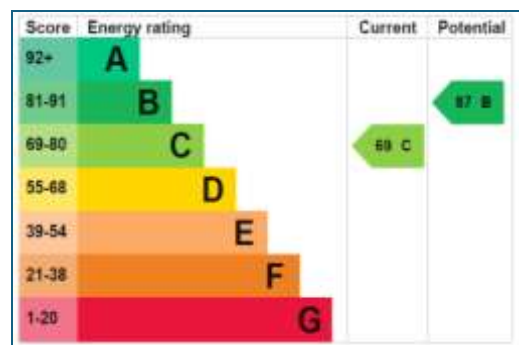
Bedroom One



Bedroom Two



Bedroom Three



EPC

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Rear Garden



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Space for Notes

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