

# BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



**10 Catterick Road, Kingsmere, Bicester, Oxon. OX26 1AW**

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Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### 10 Catterick Road, Kingsmere, Bicester, Oxon. OX26 1AW



**Three Bedroom End of Terrace House with Cloakroom, Lounge Diner, Kitchen, Bathroom and En-Suite, Front and Rear Gardens with Garage and Driveway Parking for Two Cars.**

**FREEHOLD**

**Offers Over: £ 400,000**

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Lounge Diner
- ❖ Kitchen
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Family Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Garage and Driveway Parking
- ❖ Walking Distance to Bicester Village and Train Station

VIEWING  
APPOINTMENT:

DAY:

TIME:

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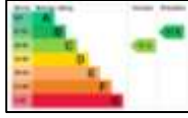
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### Key Facts for Buyers:

**EPC:** Rating of C (79).



**Council Tax:** Band C  
Approx. £2,090 per annum.

**Estate Management Fees:**  
Annual fees of £196 per annum.

### Ground Floor:

#### **SLOPING OPEN PORCH:**

Outside gas meter box, outside courtesy light, part-glazed security front door to:

#### **ENTRANCE HALL:**

Plain plaster ceiling, radiator, staircase.

#### **CLOAKROOM: 6'10 x 3'2**

Front aspect PVC window, plain plaster ceiling, ceramic tiled floor, radiator, pedestal wash hand basin, concealed cistern dual flush WC.

#### **LOUNGE DINER: 16'7 x 15'5**

Rear aspect PVC French doors with windows either side, open plan to kitchen, plain plaster ceiling, understairs cupboard, airing cupboard enclosing pressurised hot water tank and RCD/MCB electricity consumer unit, three radiators, two multi-media points.

#### **KITCHEN: 10'2 x 8'1**

Front aspect PVC window, plain plaster ceiling, downlighting, ceramic tiled floor, wall mounted "Potterton" boiler in end wall unit by window, central heating programmer. Range of base and eye level units, roll edge laminate worksurfaces, laminate upstands, 600mm base unit, 1000mm cutlery and pan drawers, 4-ring stainless steel gas hob, ceramic splashback, stainless steel extractor hood, integrated washing machine, 1200mm corner base unit with 600mm door, 1½ bowl "Carron Phoenix" stainless steel sink, integrated dishwasher, 1000mm corner base unit with 600mm door, 500mm integrated bins, stainless steel and glass fan oven/grill, integrated fridge freezer.

### First Floor:

#### **LANDING:**

Plain plaster ceiling, access to loft space (*drop down ladder, part-boarded*).

#### **BATHROOM:**

Side aspect PVC window, plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, chrome heated towel rail, half tiled walls, panel enclosed double ended bath with centre tap, thermostatic shower over, sliding head support, screen, concealed cistern dual flush WC, pedestal wash hand basin.

#### **BEDROOM ONE: 10'3 x 9'1**

Front aspect PVC window, plain plaster ceiling, radiator, TV point, telephone point, central heating programmer, built-in 2-door wardrobe.

#### **EN-SUITE:**

Front aspect PVC window, plain plaster ceiling, extractor fan, ceramic tiled floor, radiator, half tiled walls, 1180mm x 800mm shower enclosure with thermostatic shower, sliding head support, concealed cistern dual flush WC, wall hung wash hand basin, shaver socket.

#### **BEDROOM TWO: 10'5 x 8'11**

Rear aspect PVC window, plain plaster ceiling, radiator.

#### **BEDROOM THREE: 10'5 x 6'4**

Rear aspect PVC window, plain plaster ceiling, radiator.

### Outside:

**FRONT GARDEN:** refer to photograph

**REAR GARDEN:** refer to photographs

#### **GARAGE: 19'9 x 9'11**

Up and over door, eaves storage, driveway parking for two cars.

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Entrance Hall



Cloakroom



Kitchen



Kitchen



Lounge Diner

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Lounge Diner



Lounge Diner



Lounge Diner



Bedroom Two



Bedroom One



Bedroom One



Bedroom One



En-Suite to Bedroom One

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Bathroom



Bathroom



Bedroom Three



Rear Garden



Land Registry Plan

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Garden



Garage and Driveway Parking

## **Space for Notes:**

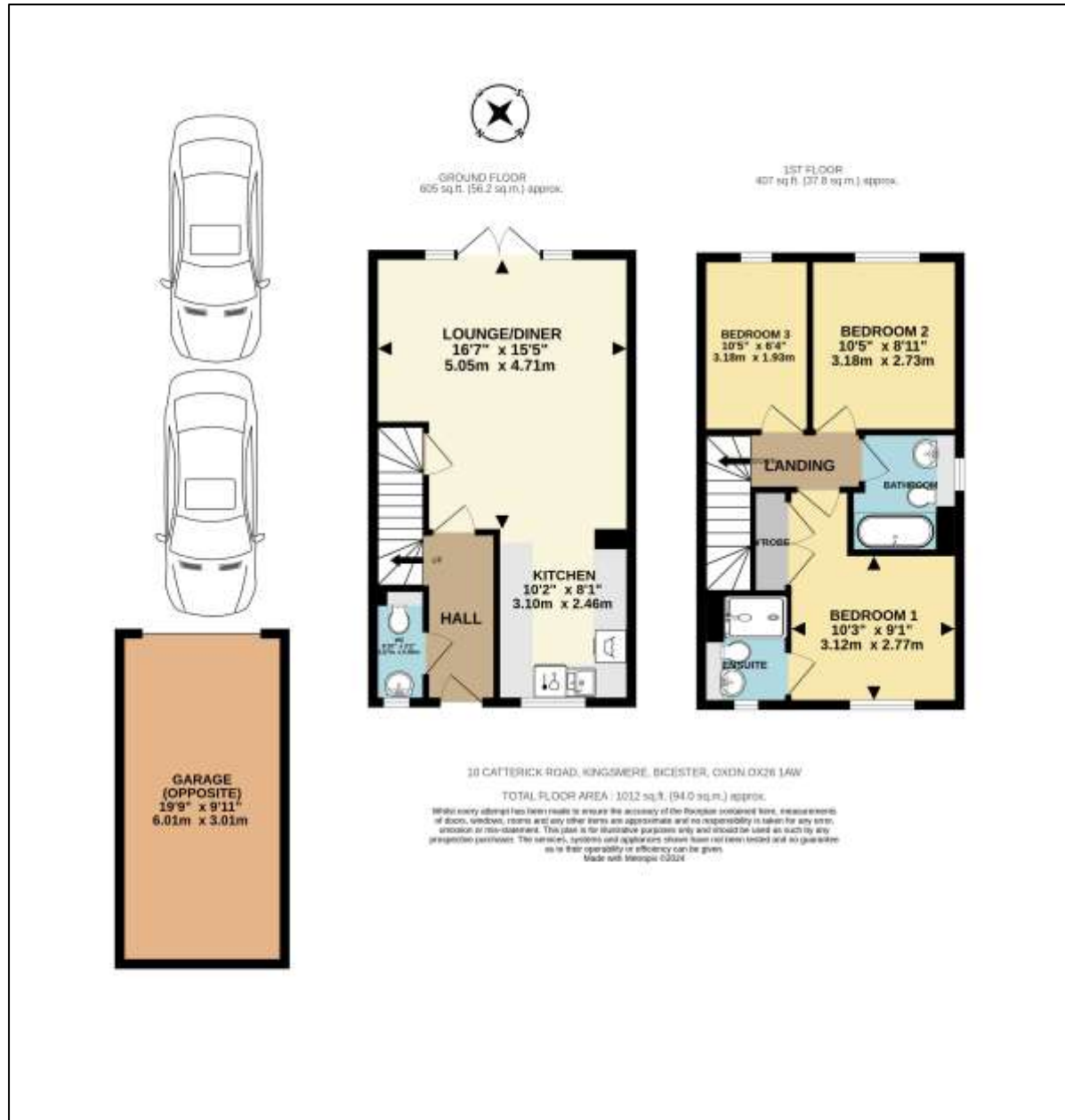
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