

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**5 Austin Way, Graven Hill, Bicester, Oxfordshire. OX25 2DA**

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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

**5 Austin Way, Graven Hill, Bicester, Oxfordshire. OX25 2DA**



**A Two Bedroom End-of-Terrace House with Cloakroom, Kitchen Diner, Living Room, Bathroom, Front and Rear Gardens.**

**FREEHOLD (with fees)**

**£ 365,000**

- ❖ Cloakroom
- ❖ Kitchen Diner
- ❖ Living Room
- ❖ Landing
- ❖ Two Bedrooms
- ❖ Bathroom
- ❖ South West Facing Rear Garden
- ❖ Close to Local Amenities

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### Key Facts for Buyers:

**EPC:** Rating of B (84).  
**Council Tax:** Band C  
Approx. £2,190 per annum.

### Management Fees:

**Management Company:** Graven Hill Village Management Company.

**Charges:** Variable. First year was £230 pa. (have paid total of £546.60 between May 2022 and March 2026).

### Ground Floor:

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

#### **KITCHEN DINER: 16'9 x 14'10**

Front aspect PVC window, plain plaster ceiling, downlighting, luxury vinyl flooring, staircase, wall mounted "Vaillant" boiler, broadband hub box, central heating thermostat, radiator. Range of tall base and eye level units, square edge laminate worksurfaces, laminate upstands, 350mm base unit, 300mm base unit, 600mm undersink base unit, 1½ bowl stainless steel sink, integrated dishwasher, integrated washing machine, 500mm base unit, stainless steel and glass fan oven/grill, 4-ring electric ceramic hob, stainless steel splashback, stainless steel extractor hood, 600mm cutlery and pan drawers, tall 600mm wide unit with integrated 860mm fridge and 780mm freezer (4-drawers), space for table and up to 10 chairs.

#### **CLOAKROOM: 6'3 x 3'0**

Plain plaster ceiling, downlighting, luxury vinyl flooring, chrome heated towel rail, pedestal wash hand basin, dual flush close coupled WC.

#### **LIVING ROOM: 14'9 x 13'1**

Rear aspect PVC French doors, rear aspect PVC window, plain plaster ceiling, radiator, multi-media socket.

### First Floor:

#### **LANDING:**

Access to loft space (*drop down ladder, part boarded, hard wired light*), radiator.

#### **BEDROOM ONE: 10'3 x 14'9**

Two rear aspect PVC windows, plain plaster ceiling, built-in wardrobe, radiator, TV point.

#### **BEDROOM TWO: 10'2 x 14'9 narrowing to 11'5**

Two front aspect PVC windows, plain plaster ceiling, radiator, TV point.

#### **BATHROOM: 9'7 x 7'8**

Plain plaster ceiling, extractor fan, downlighting, 1000mm x 800mm shower enclosure, thermostatic shower, sliding head support, dual flush close coupled WC, chrome heated towel rail, wall mounted basin with drawers under, panel enclosed bath with mixer tap, shower attachment, low level fixed head support, tiled surrounds.

### Outside:

**FRONT GARDEN:** refer to photograph

**REAR GARDEN:** refer to photographs  
South-West facing, tap, outside light, patio, gate, electric socket.

#### **PARKING:**

Off-road parking for two cars side-by-side.

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## 249922



Front



Kitchen Diner



Kitchen Diner



Kitchen Diner



Cloakroom



Living Room



Living Room



Living Room

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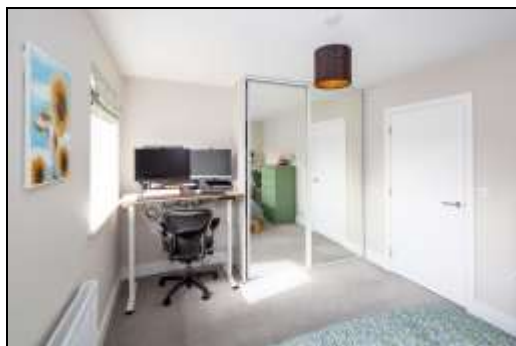
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Landing



Bedroom One



Bedroom One



Bedroom One



Bathroom



Bathroom



Bedroom Two



Bedroom Two

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Bedroom Two



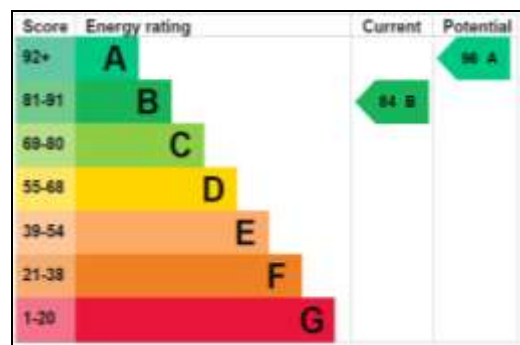
Rear Garden



Rear Garden



Rear Elevation



EPC

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**Space for Notes**

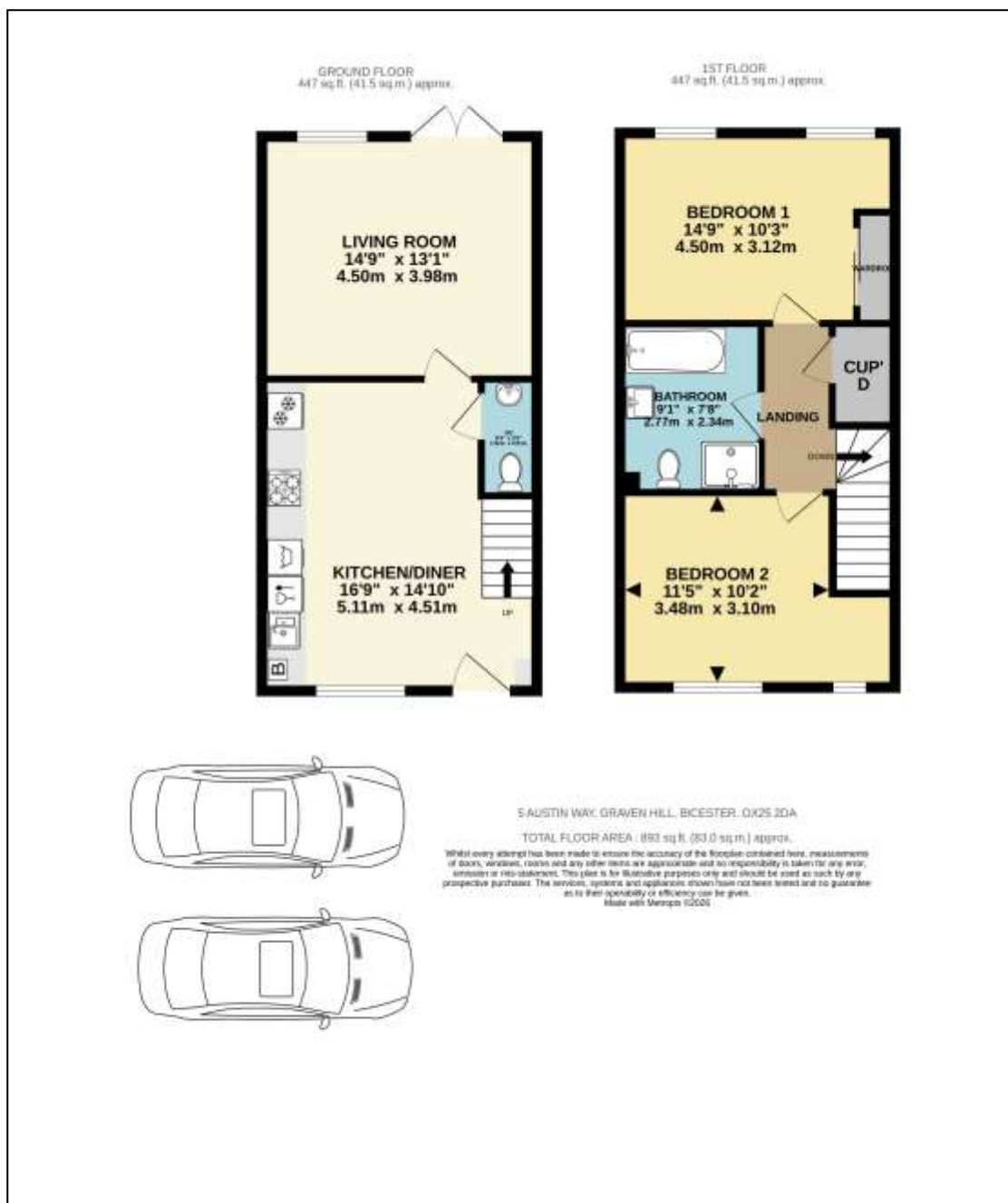
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