

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**33A Barry Avenue, Bicester,
Oxfordshire. OX26 2DZ**

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

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33a Barry Avenue, Bicester, Oxon. OX26 2DZ



**Two Bedroom End Terrace with a South-West Facing Garden
And Off-Road Parking for Two Cars in Tandem**

FREEHOLD

£ 315,000

- ❖ Utility Porch
- ❖ Kitchen open plan to:-
- ❖ Dining Area open plan to:-
- ❖ Living Room with Patio Door to the garden
- ❖ Landing, Two Bedrooms
- ❖ Bathroom
- ❖ Driveway Parking for Two Cars in tandem
- ❖ South West facing Garden
- ❖ Gas to Radiator Heating
- ❖ PVC Double Glazing

VIEWING
APPOINTMENT:

DAY:

TIME:

Key Facts for Buyers:

EPC: Rating of D (63).

Council Tax: Band C

Approx. £2,296 per annum.



Ground Floor:

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

UTILITY PORCH:

Front aspect PVC double glazed window, space for tumble dryer, gas & electricity meter boxes.

ENTRANCE HALLWAY:

Front aspect PVC double-glazed window on the half landing, plain plaster ceiling, radiator, under-stairs cupboard which extends under the half landing, turning staircase.

DINING AREA: 9'9 x 9'3.

Open plan to both the living room and the kitchen, plain plaster ceiling, radiator, laminate flooring, triple dimmer switch, telephone connection.

RE-FITTED KITCHEN: 16'3 x 5'0.

Front aspect PVC double-glazed window to utility porch, plain plaster ceiling, laminate flooring, range of base and eye level units with roll-edge laminate work surfaces and laminate up-stands, stainless steel sink, space for washing machine, space for dishwasher, 800mm cutlery and pan drawers, stainless steel 4-ring gas hob, vented stainless steel extractor hood, fan oven, corner unit, space for 600mm fridge/freezer, wall mounted boiler contained with wall unit, slide-out condiment rack.

LIVING ROOM: 14'8 x 10'0.

Rear aspect PVC sliding patio door to the garden, rear aspect PVC double-glazed window, laminate flooring, radiator, TV connection.

First Floor:

HALF LANDING:

Front aspect PVC double glazed window RCD/MCB electric consumer unit, plain plaster ceiling.

MAIN LANDING:

Plain plaster ceiling, access to loft space.

RE-FITTED BATHROOM: 6'9 x 5'6.

Rear aspect PVC double glazed window, panel enclosed bath with mixer tap, tiled surrounds, and thermostatic shower over, sliding head support, screen, dual flush close coupled WC, pedestal wash hand basin, chrome heated towel rail.

BEDROOM ONE: 9'3 x 8'10 plus double wardrobe.

Front aspect PVC double-glazed window, plain plaster ceiling, radiator, built-in double wardrobe, dimmer switch.

BEDROOM TWO: 8'10 x 8'9 plus built single wardrobe.

Rear aspect PVC double glazed window, radiator, built-in single wardrobe, dimmer switch.

FRONT GARDEN: refer to photograph

Block paved providing off-road parking for two cars in tandem.

REAR GARDEN: refer to photographs

Side gate, South-West orientation.

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Front



Front



Utility Porch



Entrance Hall



Dining Area



Dining Area



Dining Area through to Kitchen



Kitchen

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Kitchen



Kitchen



Living Room



Living Room



Living Room

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Landing



Bathroom



Bathroom



Bedroom One



Bedroom One



Bedroom Two



Rear Garden

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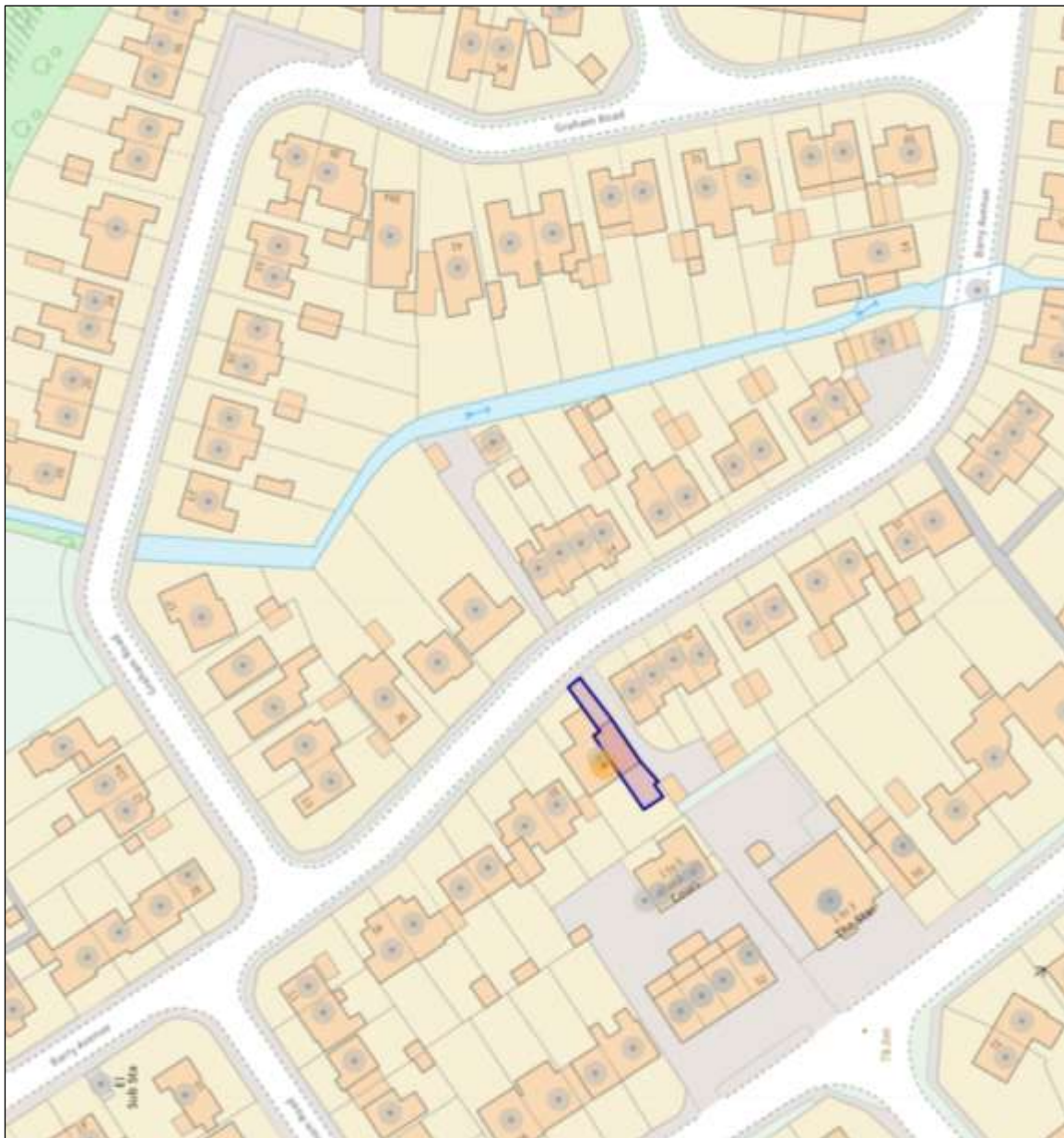
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Rear Garden



Rear Garden



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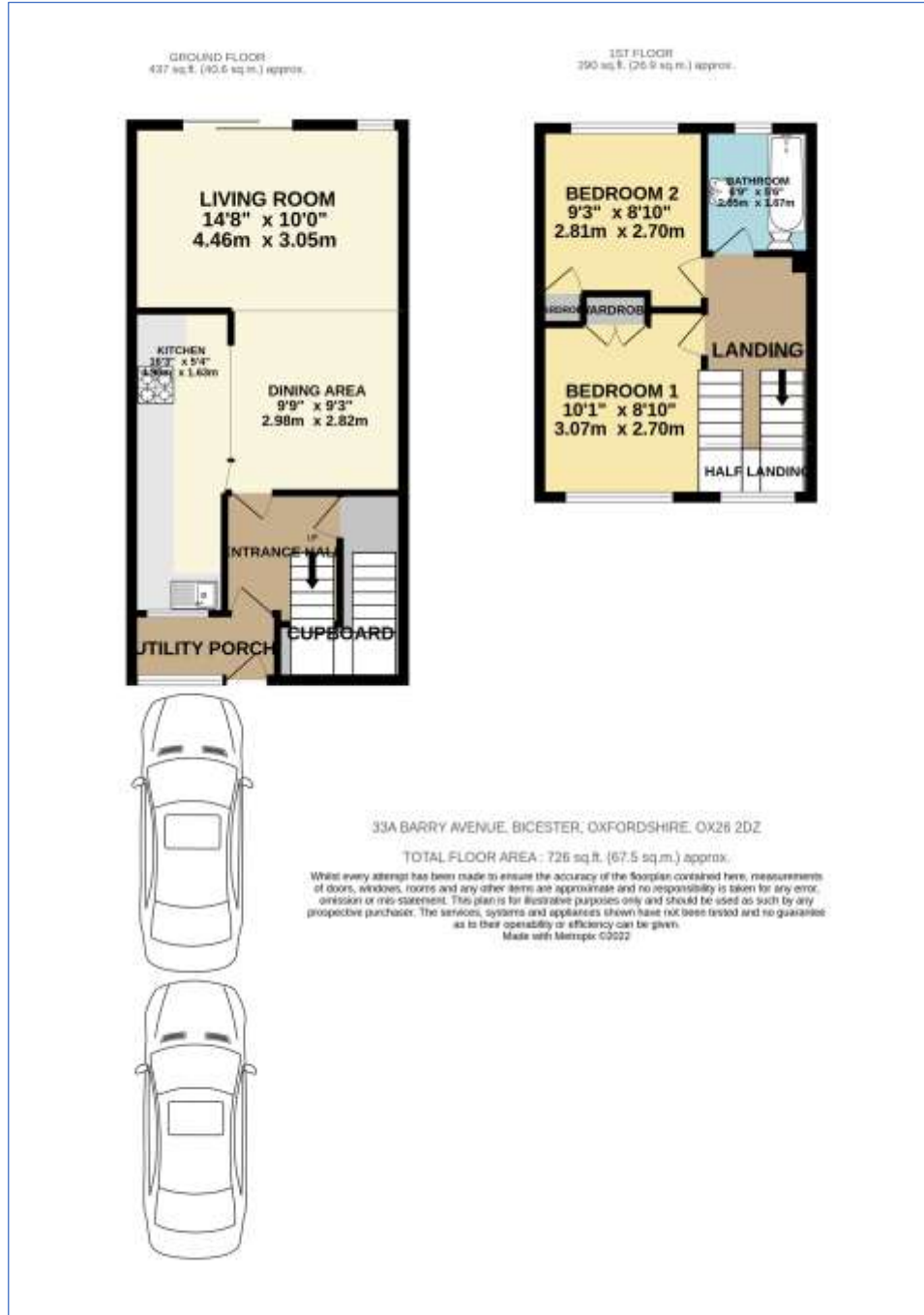
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