BARTON FLEMING

INDEPENDENT ESTATE AGENTS



4 May Tree Close, Bicester, Oxfordshire. OX26 6PA

Close to Bicester North Train Station and within walking distance of the town centre, westerly facing garden, re-fitted Kitchen Breakfast Room, En-Suite and Bathroom

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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

4 May Tree Close, Bicester, Oxfordshire. OX26 6PA



A Four Bedroom Detached House with Cloakroom, Kitchen Breakfast Room, Living Room, Conservatory, Bathroom and En-Suite, Rear Garden, Garage and Parking to the Front

FREEHOLD **£ 475,000**

- **Entrance Porch and Entrance Hall**
- **Cloakroom**
- **Re-fitted Kitchen Breakfast Room**
- **Living Room**
- **Conservatory**
- **Landing**
- **Four Bedrooms**
- **Re-fitted Bathroom and En-Suite**
- **Rear Garden, Garage and Parking**
- **Walking Distance to Bicester Trains Stations and Town Centre**

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Key Facts for Buyers:

EPC: Rating of C (77).
Council Tax: Band E
Approx. £3,157 per annum.

Ground Floor:

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

ENTRANCE PORCH:
Half glazed PVC front door to entrance hall, door to garage, gas meter box.

ENTRANCE HALL:
Plain plaster ceiling, coving, side aspect window on staircase, Oak flooring, radiator, understairs cupboard, turning staircase.

CLOAKROOM: 7'7 x 2'8
Side aspect PVC window, plain plaster ceiling, extractor fan, vinyl flooring, dual flush close coupled WC, wash hand basin.

REFITTED KITCHEN BREAKFAST ROOM: 14'7 x 8'9
Front aspect PVC window, plain plaster ceiling, downlighting, radiator, ceramic tiled floor, breakfast bar. Range of tall base and eye level units, Quartz worksurface, tall larder unit (*400mm wide*) with slide out rack, tall unit (*600mm wide*) with fitted fan oven/grill, integrated 1000mm fridge and 640mm freezer, 300mm base unit, 600mm integrated bins, 600mm cutlery and pan drawers, 4-ring ceramic hob, extractor hood, 1000mm corner base unit with 500mm door, 200mm base unit, integrated dishwasher, 600mm undersink base unit, composite sink, integrated washing machine.

LOUNGE DINER: 22'8 x 11'0
Rear aspect PVC French doors, plain plaster ceiling, coving, Oak flooring, radiator.

CONSERVATORY: 10'8 x 7'11
Rear aspect PVC French door, PVC window sections, dwarf wall, pitched solid roof, ceramic tiled floor.

First Floor:

LANDING:
Side aspect PVC window, plain plaster ceiling, access to loft space, airing cupboard, radiator.

BATHROOM: 6'8 x 5'0
Plain plaster ceiling, extract fan, downlighting, vinyl flooring, P-shaped bath with thermostatic shower, rain head, second hand held head, sliding head support, screen, inset wash hand basin, concealed cistern dual flush WC.

BEDROOM ONE: 12'3 x 11'2
Rear aspect PVC window, plain plaster ceiling, radiator, built-in wardrobe.

EN-SUITE: 6'8 x 3'10
Side aspect PVC window, plain plaster ceiling, downlighting, vinyl flooring, shower enclosure with rain head, concealed cistern dual flush WC, single moulded basin with cupboard under.

BEDROOM TWO: 12'10 x 7'8
Twin rear aspect PVC windows, plain plaster ceiling, radiator, built-in wardrobe.

BEDROOM THREE: 11'2 x 7'9
Front aspect PVC window, plain plaster ceiling, built-in wardrobe, radiator.

BEDROOM FOUR: 7'9 x 7'8
Rear aspect PVC window, plain plaster ceiling, built-in wardrobe, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

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Cloakroom and Entrance Porch



Entrance Hall



Entrance Hall



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Lounge Diner



Lounge Diner

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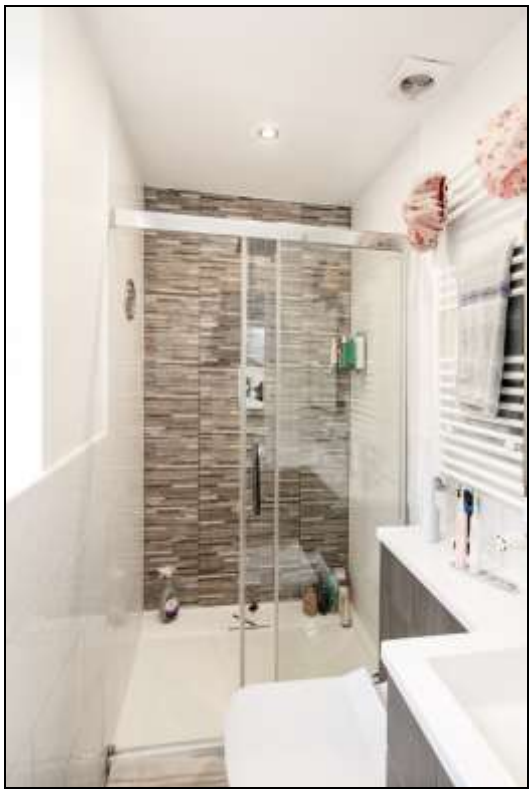
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Lounge Diner


Conservatory


Landing


Bedroom One


En-Suite to Bedroom One


Bedroom One


Bedroom One

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Bedroom Two



Bedroom Two



Bedroom Two





Bathroom



Bedroom Three



Bedroom Four



Rear Garden



Rear Garden

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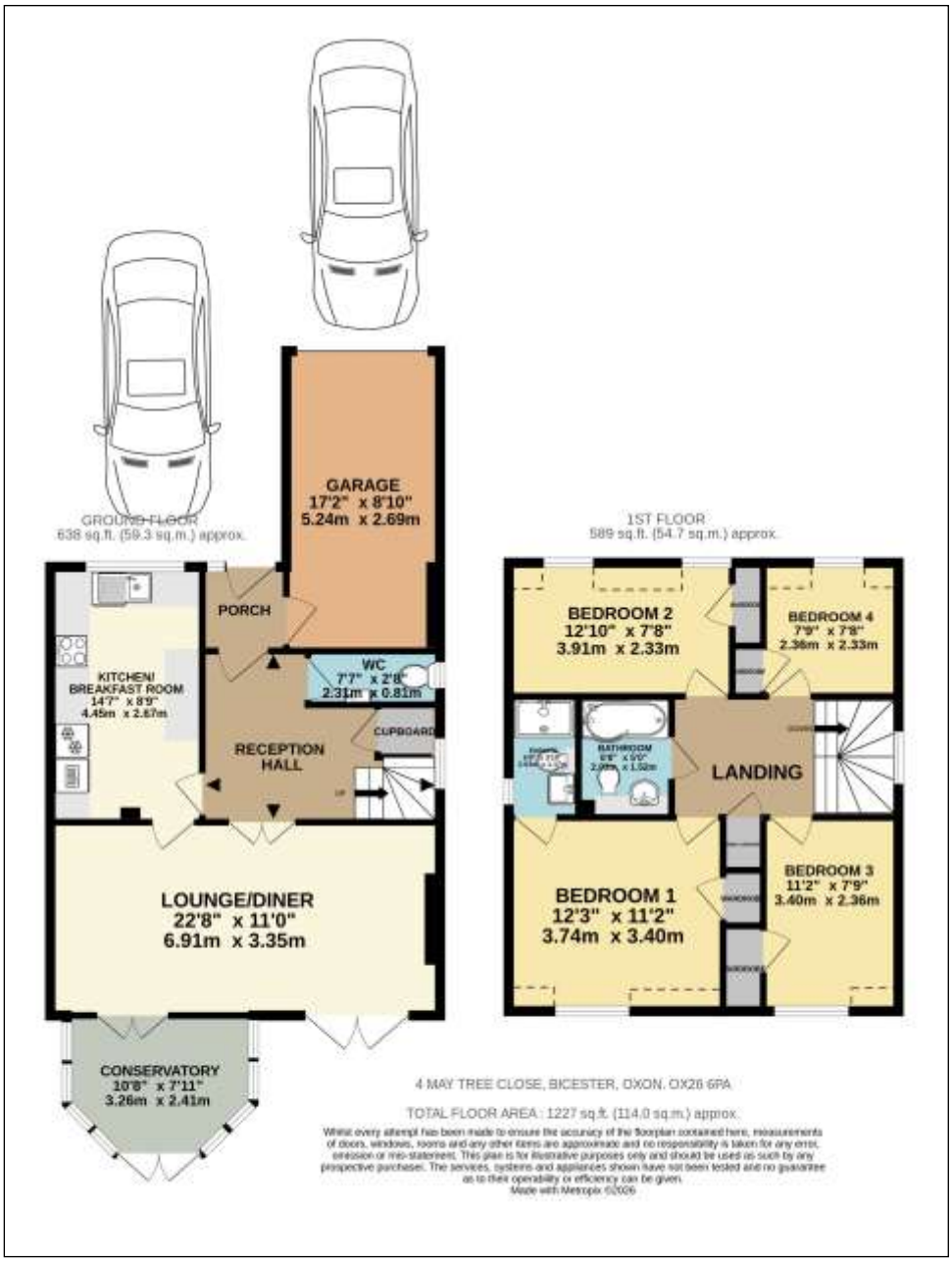
Space for Notes

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