

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**151 Avocet Way, Bicester, Oxfordshire. OX26 6YW**

**NO UPPER CHAIN**

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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

**151 Avocet Way, Bicester, Oxfordshire. OX26 6YW**



**A Two Double Bedroom Terraced House with Entrance Hall, Kitchen, Lounge Diner, Rear Garden, Two Parking Spaces, Close to Local Amenities including Doctors Surgery, Primary School and Shops**

**FREEHOLD**

**£ 280,000**

- ❖ NO UPPER CHAIN
- ❖ Entrance Hall
- ❖ Kitchen
- ❖ Lounge Diner
- ❖ Landing with Two Bedrooms and Bathroom
- ❖ Front and Rear Garden
- ❖ Two Allocated Parking Spaces
- ❖ Close to Local Amenities
- ❖ Walking Distance to Bicester Village and Train Station

VIEWING  
APPOINTMENT:

DAY:

TIME:

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### Key Facts for Buyers:

**EPC:** Rating C (73)  
**Council Tax:** Band C  
Approx. £2,190 per annum.

### Ground Floor:

Part-glazed PVC front door to:

#### **ENTRANCE HALL: 8'9 x 3'8**

Plain plaster ceiling, downlighting, Oak flooring, central heating thermostat, vertical radiator.

#### **KITCHEN: 8'9 x 7'10**

Front aspect PVC window, plain plaster ceiling, downlighting, Oak flooring, wall mounted "Ideal Logic +" boiler. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, space for washing machine, 1½ bowl stainless steel sink, 600mm under-sink base unit, 1200mm corner base unit with 600mm door, 450mm integrated slimline dishwasher, fan oven/grill, 4-ring gas hob, tiled splashback, stainless steel extractor hood, 300mm base unit, 600mm corner base unit with 600mm door, 600mm base unit with drawers, space for freestanding fridge freezer.

#### **LOUNGE DINER: 15'10 x 11'10**

Rear aspect PVC coated aluminium patio doors, coving, laminate worksurface, two radiators, TV point, BT master socket, staircase.

### First Floor:

#### **LANDING:**

Two built-in cupboards.

#### **BATHROOM: 7'2 x 5'6**

Front aspect PVC window, panel enclosed bath with mixer tap shower attachment, sliding head support, tiled surrounds, close coupled WC, pedestal wash hand basin.

#### **BEDROOM ONE: 13'2 x 11'10**

Front and rear aspect PVC windows, radiator, Oak flooring, 5-ft wide built-in wardrobe, access to loft space.

#### **BEDROOM TWO: 15'7 x 8'7 widening to 11'9, narrowing to 7'2**

Rear aspect PVC dormer window, access to loft space, radiator.

### Outside:

**FRONT GARDEN:** refer to photograph

**REAR GARDEN:** refer to photographs  
305° magnetic West/North West. Sunny in the afternoon and evening.

#### **PARKING:**

Two allocated parking spaces in the car park to the rear.



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Entrance Hall



Kitchen



Kitchen



Kitchen

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Lounge Diner



Lounge Diner



Lounge Diner



Bathroom



Bathroom

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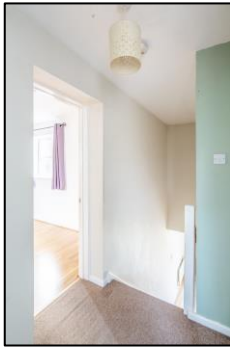
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Landing



Bedroom One



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Two



Rear Garden



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Rear Garden



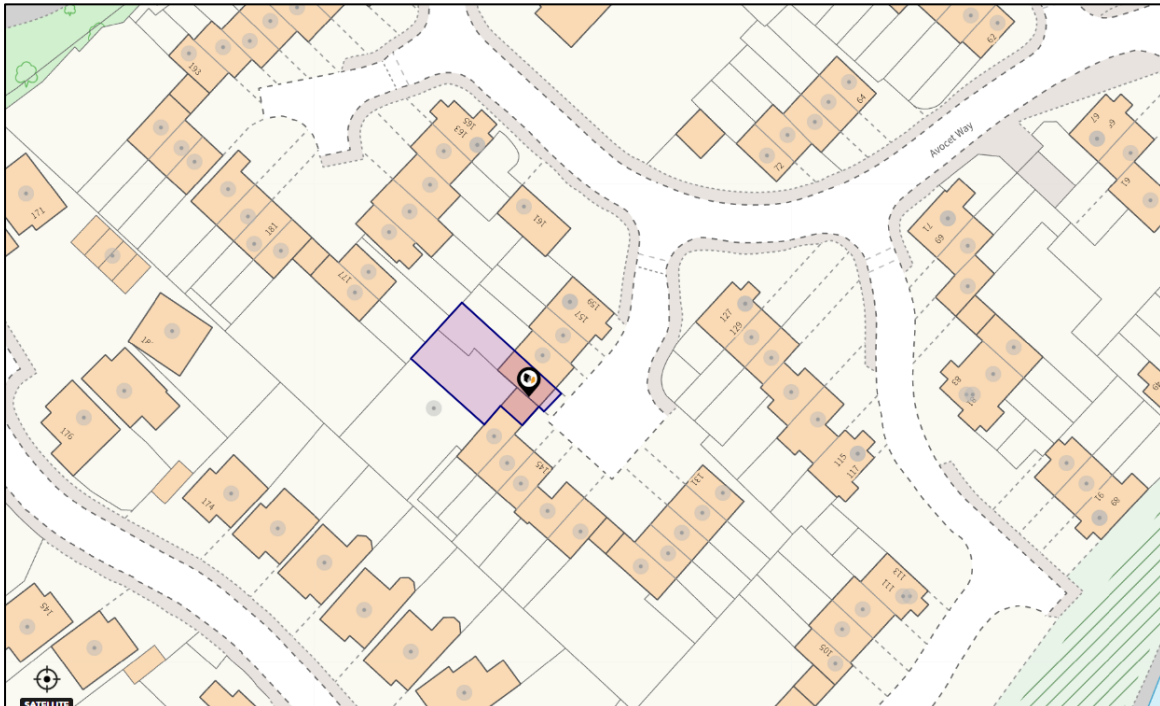
Rear Garden



Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC



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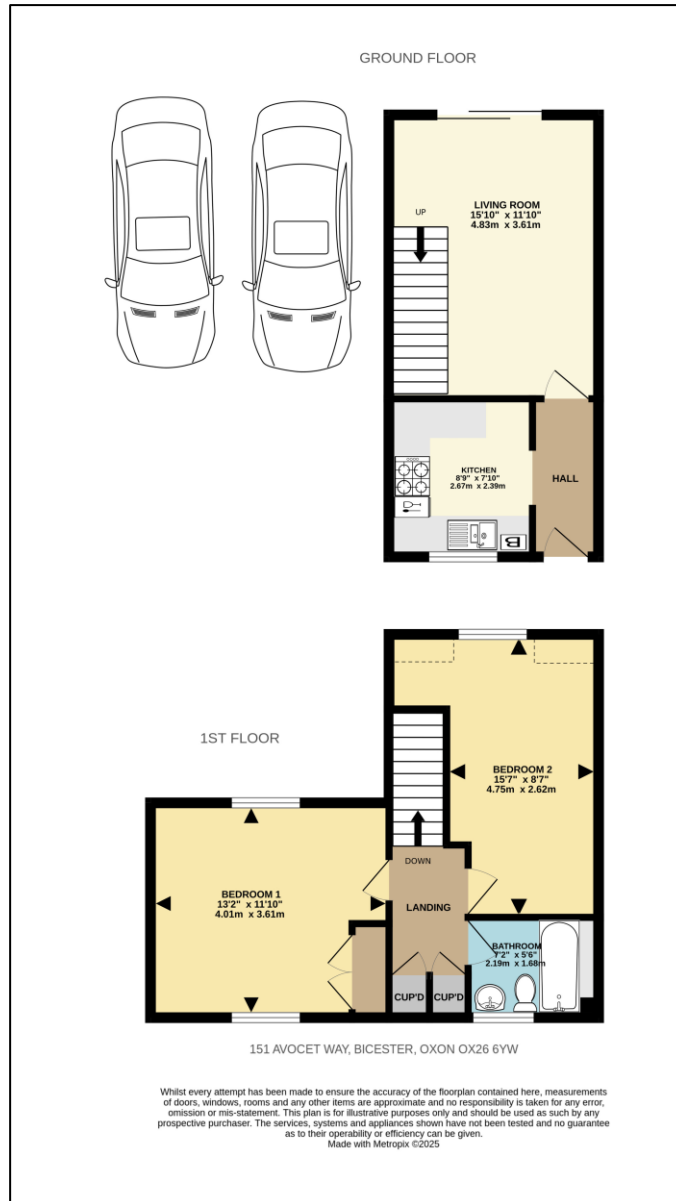
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