

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



17 Dove Green, Bicester, Oxfordshire. OX26 2GU

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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

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**A Two Bedroom Bungalow on a Corner Plot with Living Room,
Kitchen, Bathroom, Large Enclosed Patio Garden
and Allocated Parking Space**

FREEHOLD

£ 275,000

- ❖ Covered Porch
- ❖ Entrance Hall
- ❖ Kitchen
- ❖ Living Room
- ❖ Two Bedrooms
- ❖ Bathroom/WC
- ❖ 2 x Air Conditioning Units
- ❖ Large Enclosed Patio Garden to Rear
- ❖ Allocate Parking Space

VIEWING
APPOINTMENT:

DAY:

TIME:

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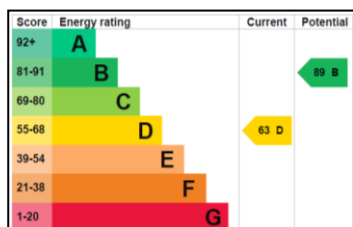
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Key Facts for Buyers:

EPC: Rating of D (63).



Council Tax: Band C

Approx. £2,190 per annum.

Bungalow:

COVERED PORCH: 5'11 X 12'10

Concrete ramp to front door, outside coaching lamp, built-in storage cupboard housing electric and gas meters

ENTRANCE HALL: 8'5 x 3'4 Plus 5'1 x 5'4

Opaque glazed panel front door, plain plastered ceiling, radiator, central heating thermostat, laminate wood floor, built-in storage cupboard, built-in airing cupboard with hot water cylinder and immersion heater.

LIVING ROOM: 12'9 x 15'7

Secondary glazed window to rear aspect, double glazed sliding patio door to rear aspect, plain plastered ceiling, radiator, telephone point, wall mounted air conditioning unit, laminate wood flooring.

KITCHEN 8'4 x 9'4.

Plain plastered ceiling, window to front covered porch. Range of base and eye level units, roll top laminate work surfaces, radiator, single drainer sink unit, laminate flooring.

BEDROOM ONE: 12'7 x 9'6

Secondary glazed window to rear aspect, plain plastered ceiling, radiator, wall mounted air conditioning unit, fitted wardrobes, laminate wood flooring.

BEDROOM TWO: 6'11 min 9'0 max x 11'10

Secondary glazed window to covered porch, plain plastered ceiling, coving, radiator, air vent, laminate wood flooring.

BATHROOM: 7'2 x 6'1

Side aspect secondary opaque glazed window, radiator, pedestal wash hand basin, close coupled WC, paneled bath with chrome mixer tap and Mira Vie electric shower over, fully tiled walls, vinyl floor covering

Outside:

FRONT GARDEN: refer to photograph

Timber ramp.

REAR GARDEN: refer to photographs

Gated rear access.

PARKING:

Allocated parking space in car park to the left hand side of the block.

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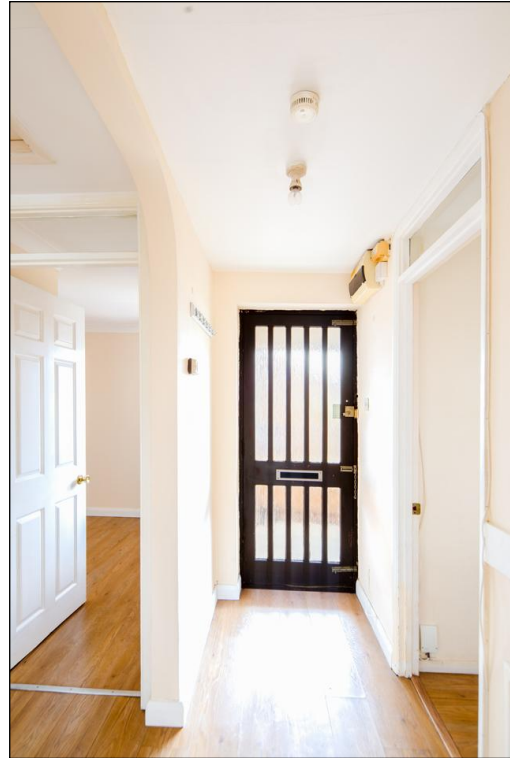
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Entrance Hall



Entrance Hall



Living Room

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Living Room



Living Room



Kitchen



Kitchen



Bathroom



Bathroom



Bedroom One



Bedroom One

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Bedroom Two



Bedroom Two



Garden



Side Garden



Rear Garden

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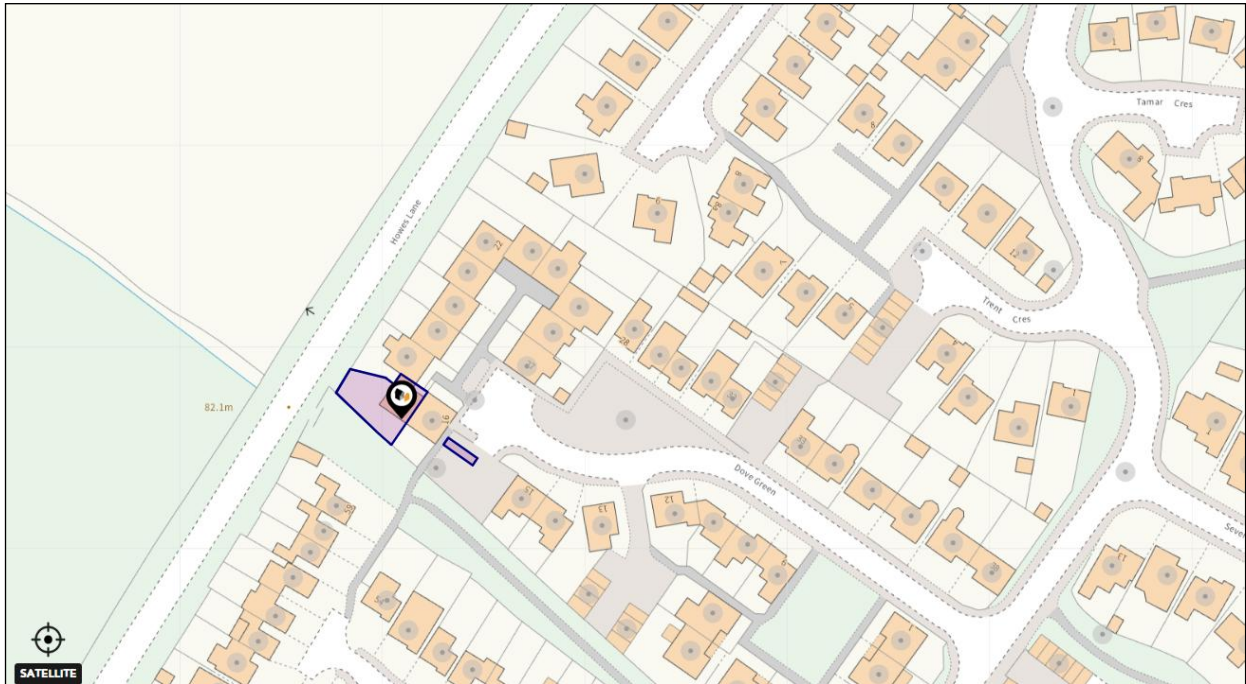
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Space for Notes

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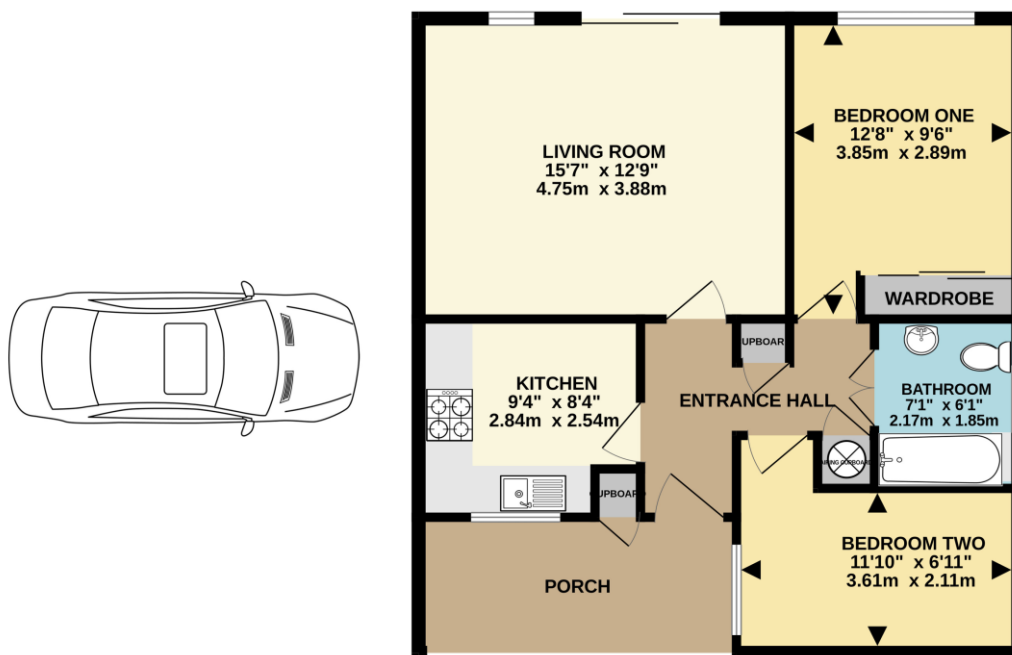
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GROUND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make or give and neither Barton Fleming nor any person in their employment, has authority to make or give any representation or warranty whatsoever in relation to this property. Land Registry Plans are provided as guidance only and while LRP documents are generated from what is registered at the point at when the plans are downloaded for use in these particulars they are not guaranteed to represent the property title at any given moment. Buyers should satisfy themselves through their solicitor as to the accuracy of the land registration at any given moment.