BARTON FLEMING

INDEPENDENT ESTATE AGENTS



41 Cranesbill Drive, Bure Park,
Bicester, Oxfordshire.
OX26 3ZF

A rare opportunity to acquire a 3 bed-semi
with a double width garage on the side.
Or for all the man cave guys,
the other way around!

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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

41 Cranesbill Drive, Bicester, Oxfordshire. OX26 3ZF



A Three-Bedroom Semi-Detached with a DOUBLE WIDTH GARAGE to the side and driveway parking for 2 cars side-by-side in front, Conservatory, Kitchen-Diner, Cloakroom, En-suite and a decent sized garden.

FREEHOLD **£ 400,000**

- Entrance Hall
- Cloakroom
- Living Room
- Kitchen Diner with French doors to
- Conservatory
- Landing, Main Bathroom with shower over the bath
- Bedroom One with En-Suite Shower Room
- Two further Bedrooms
- PVC Double Glazing
- Double Garage

rightmove.co.uk
The UK's number one property website

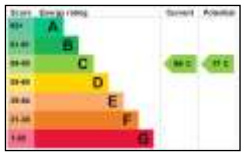
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Key Facts for Buyers:



EPC: Rating of C (69).
Council Tax: Band C
Approx. £2,314 per annum.
Material Information: Online.

Outside gas and electric meter boxes, part glazed front door to:

ENTRANCE HALL: Side aspect PVC window, radiator, RCD/MCB electric consumer unit, Oak wooden flooring.

CLOAKROOM: 5'9 x 2'8 Front aspect PVC window, radiator, Oak wooden flooring, inset wash hand basin with cupboard under, close coupled WC.

LIVING ROOM: 17'7 x 14'7 (inc. staircase)
Front aspect PVC window, down-lighting, Oak flooring, thermostat, two radiators, TV and satellite connections, stairs.

KITCHEN DINER: 14'5 x 9'0.
Rear aspect PVC window, PVC French doors to conservatory, plain plaster ceiling, under-stairs cupboard, 'Travertine' floor tiles. Range of base and wall units, 'Encore' composite granite work-surfaces, Belfast sink, 900mm 'Rangemaster' *(5 gas rings, double oven & grill)* cooker, 1000mm drawer units, 700mm space for fridge freezer, space for table and chairs.

CONSERVATORY: 10'5 x 10'0.
Brick and PVC construction with a polycarbonate roof and 'Travertine' floor tiles, radiator, plastered walls, French doors to the garden.

LANDING:
Access to loft space with light and part boarded, airing cupboard.

BATHROOM: 6'2 x 5'7.
Rear aspect PVC window, down-lighting, extractor fan, vinyl flooring, radiator, panel enclosed bath with tiled surrounds, independent electric shower over, inset wash hand basin with cupboard under, shaver point, close coupled WC.

BEDROOM ONE: 11'5 x 8'6.
Front aspect PVC window, radiator, TV point, wardrobe recess behind door, telephone point.

EN-SUITE SHOWER ROOM: 4'5 x 8'6.
Side aspect PVC window, extractor fan, down-lighting, vinyl flooring, radiator, shower cubicle, inset wash hand basin and cupboard under, shaver socket, close coupled WC.

BEDROOM TWO: 10'6 x 8'1.
Rear aspect PVC window, radiator.

BEDROOM THREE: 8'7 x 5'8.
Front aspect PVC window, radiator.

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photograph

DOUBLE GARAGE: 17'3 x 14'11.
Half-glazed door to garden, full width up and-over door, light and power, eaves storage, driveway parking for two cars side by side.

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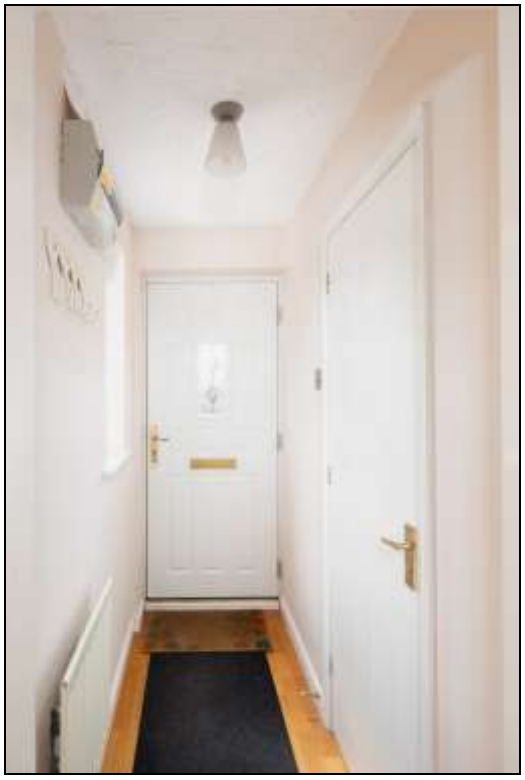
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Front & Double Garage to side



Hall





Cloakroom



Living Room



Living Room



Living Room



Conservatory

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Kitchen Diner


Kitchen Diner


Kitchen Diner



Bathroom


Bedroom One


Bedroom One


Bedroom One



En-Suite Shower Room

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Bedroom Two



Bedroom Two



Bedroom Three



Rear Garden



Rear Garden

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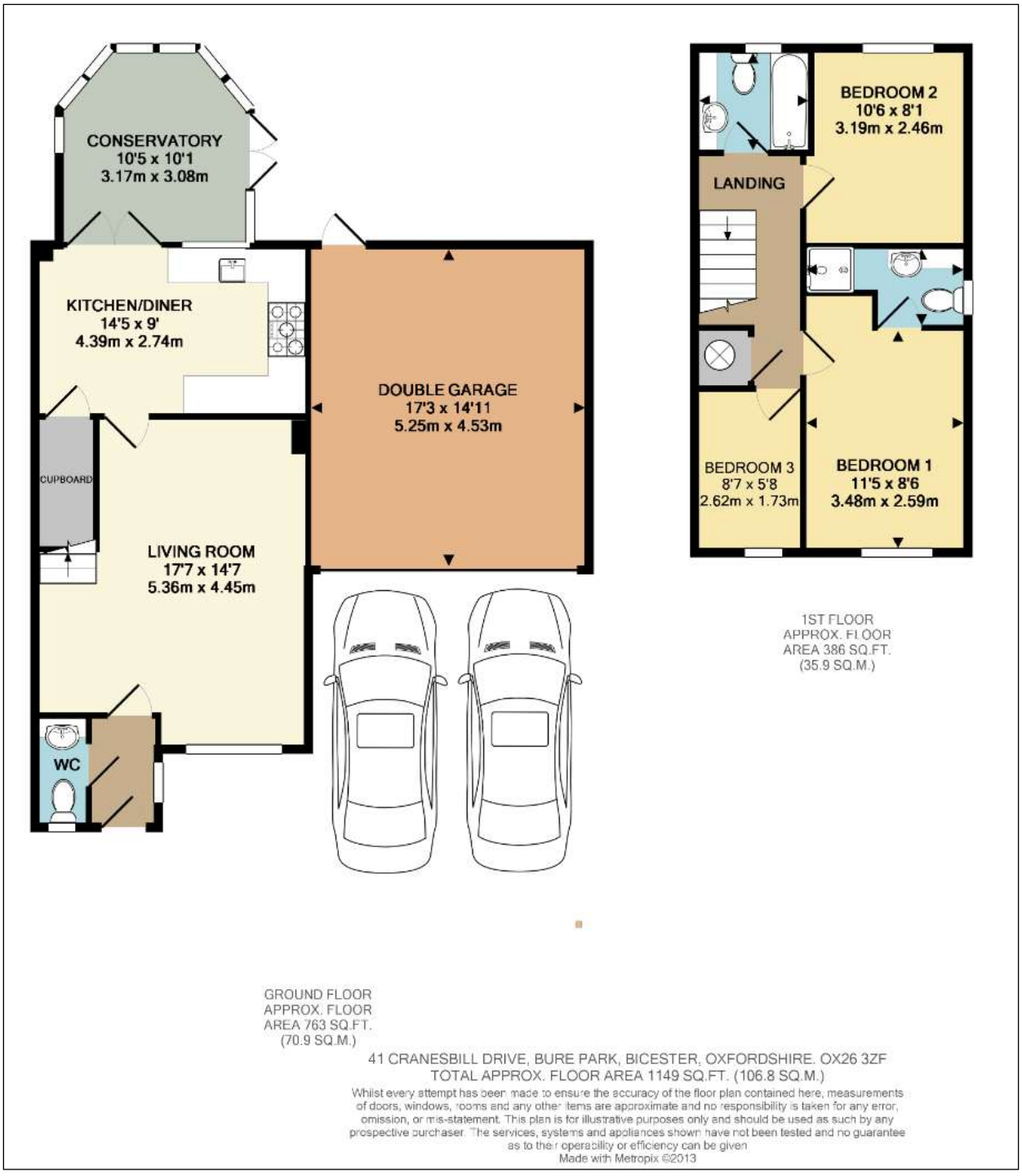
Space for Notes

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