

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



4 Thomas Close, Byfield, Northamptonshire, NN11 6XR

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

4 Thomas Close, Byfield, Northamptonshire, NN11 6XR



A Three Bedroom Detached Bungalow on a Substantial Plot, in need of refurbishment with Lounge Diner, Kitchen, Bathroom, Dressing Room and En-Suite to Bedroom One, Conservatory, large Rear Garden, Car Port and Outbuildings

FREEHOLD

£ 395,000

- ❖ Side Porch, Entrance Hall and Inner Hall
- ❖ L-Shaped Lounge Diner with Fireplace
- ❖ Kitchen and Utility Room
- ❖ Three Bedrooms
- ❖ Bathroom
- ❖ Dressing Room and En-Suite to Bedroom One
- ❖ Conservatory
- ❖ Garage Store
- ❖ Cloakroom/WC
- ❖ Front and Rear Gardens with Outbuilding, Potting Area and Tropical Hothouse

**VIEWING
APPOINTMENT:**

DAY:

TIME:

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

Key Facts for Buyers:

EPC: D

Council Tax: Band D

Approx. £1,988 per annum.

Bungalow:

SIDE ENTRANCE PORCH:

Light, quarry tiled floor, opaque glazed front door to:

ENTRANCE HALL: 9'11 x 4'0

Coving, radiator, central heating thermostat.

L-SHAPED LOUNGE DINER: 15'8 narrowing to 9'3 x 20'8 narrowing to 11'10

Front and side aspect PVC windows, two radiators, stone fireplace and shelf with gas coal effect living flame fire, TV and BT points, serving hatch into kitchen.

KITCHEN: 10'3 x 8'4

Two side aspect single glazed windows, vinyl flooring. Range of base and eye level units, roll edge laminate worksurfaces, single drainer stainless steel sink with mixer tap, dishwasher, double oven, freestanding gas cooker.

INNER HALL: 8'7 x 6'11

Access to loft space (*boarded*), built in cupboard housing "Worcester Greenstar" boiler and hot water cylinder and Immersion Heater.

BEDROOM THREE: 8'5 x 8'4

Side aspect PVC window, radiator.

BEDROOM TWO: 12'2 x 8'5

Window to conservatory, radiator, fitted wardrobe.

SHOWER ROOM: 8'3 x 5'4

Two side aspect single glazed windows, wet room area, wash hand basin in vanity unit, close coupled WC, radiator.

BEDROOM ONE: 12'8 x 11'9 (to wardrobes)

Window to conservatory, radiator, range of fitted furniture with wardrobes, overhead cupboards and beside cabinets, door to conservatory.

DRESSING ROOM: 10'9 x 5'4 (max)

PVC window, radiator.

EN-SUITE SHOWER ROOM: 8'8 x 4'9

Rooflight, shower chrome towel rail, shower cubicle with electric shower, close coupled WC, pedestal wash hand basin, fully tiled walls, ceramic tiled floor.

CONSERVATORY: 19'4 x 9'3

Rear aspect PVC double glazed windows, sliding patio door to rear garden, two radiators, door to:

UTILITY ROOM: 7'11 x 6'4

Rear aspect uPVC window, fitted linen cupboard with heater, laminate worksurface, circular sink and drainer, space for washing machine, door to:

GARAGE STORE: 23'6 x 8'9

Double glazed door to car port, PVC window to car port, light and power door to utility room and door to potting area.

CLOAKROOM/WC: 5'9 x 2'1

Extractor fan, fully tiled walls, vinyl flooring, close coupled WC, wash hand basin.

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

Outside:

FRONT GARDEN: refer to photograph
Driveway parking.

REAR GARDEN: refer to photographs

Potting Area: 9'10 x 7'10

Side aspect PVC window, Double glazed window to Hot House, door to side aspect, door, work tops, stainless steel sink, water feeder tanks and timer clocks etc for hydroponics etc.

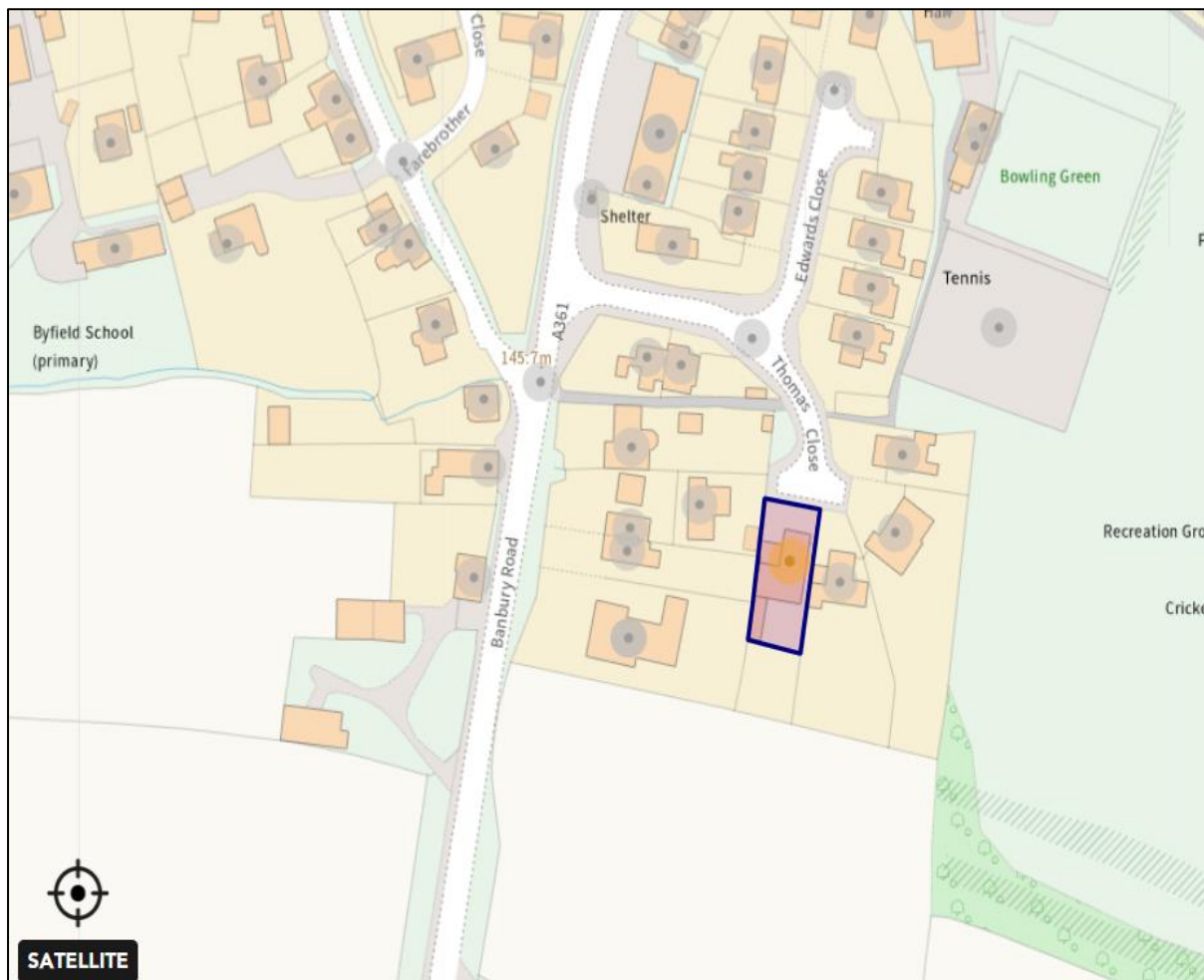
Tropical Hothouse: 23'10 x 7'4 (min) x 9'9 (max)

Side and rear aspect PVC door and windows, stone rockery and pond/water feature, built-in tanks and feeder pipes for hydroponic system, stone flagged floor.

Car Port: 20'3 x 16'7

Agent's Note:

A member of Barton Fleming is a 'connected person' as defined by the Estate Agency Act.



Land Registry Plan

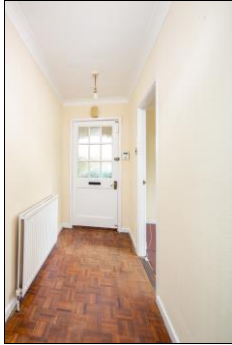
BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Entrance Hall and Inner Hall



Living Area of Lounge Diner



Living Area of Lounge Diner



Dining Area of Lounge Diner



Kitchen



Kitchen



Bedroom One



Bedroom One

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Dressing room



Bathroom/Wet Room



Bedroom Two



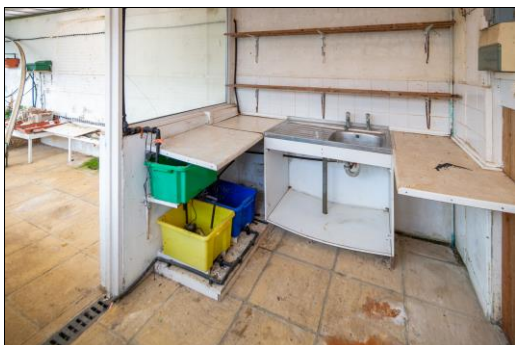
Bedroom Three



Conservatory



Utility Room



Potting Area



Tropical Hot House

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
 E-mail: info@bartonfleming.co.uk
 62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Rear Garden



Rear Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

EPC



Rear Garden



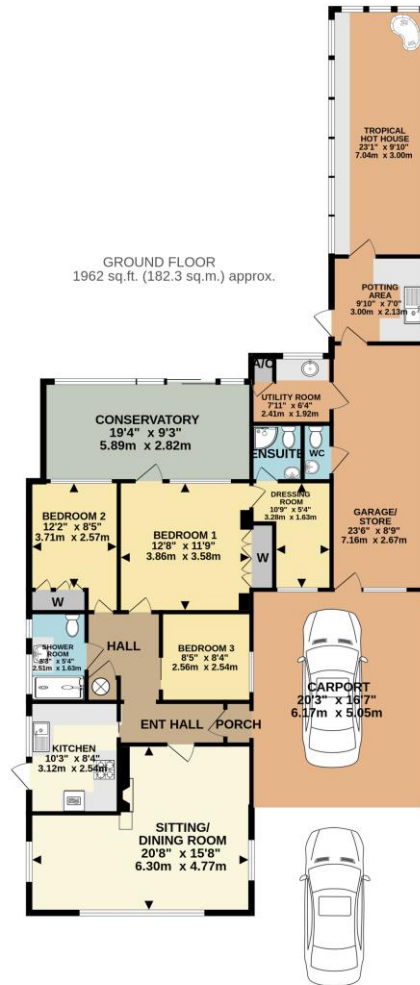
OX26 6NF

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)
249922



4 THOMAS CLOSE, BYFIELD, NORTHANTS NN11 6XR

TOTAL FLOOR AREA: 1431sq.ft. (132.9 sq.m.) approx.
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.
Made with Metropex ©2024

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.

5 6NF

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

Material Property Information

Council Tax Band **D** / Amount **£ Approx. £1,988 per annum.**

Asking Price **£395,000**

Tenure**Freehold**

Property construction **Standard**

Mains Electricity supply **Yes**

Mains Gas Supply **Yes**

Mains Water supply **Yes**

Mains Sewerage **Yes**

Heating Type **Gas**

Broadband**Fibre to Cabinet and Copper to House**

Parking..... **Driveway**

No of Parking Spaces **2**

Building safety Any known factors (e.g Radon Gas / Asbestos/
Construction problems ETC **No**

Restrictions /Rights and easements (Any Restrictive covenants and Rights of Way or
Easements or Wayleaves on the title..... **No**

Flood risk - has the property been subject to any flooding in the last 5 years **No**

Planning permission – Does the property have any outstanding planning
applications **No**

Accessibility/adaptations - Does the property have any disabled access provisions
NO