

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**5 Cherry Street, Stratton Audley,
Bicester, Oxfordshire. OX27 9AA**

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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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Reconfigured by converting the garage into the dining room and taking the staircase out of the kitchen area and relocating it to the other side of the house, thus creating more space. With a decently sized third bedroom, large shower room and large dining room this property has parking for 3 cars side-by-side on the front.

FREEHOLD

£ 350,000

- ❖ Centrally located in this prestigious village
- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ 16Ft x 8Ft Kitchen Breakfast Room
- ❖ 16Ft 7 8½Ft Dining Room
- ❖ 17Ft x 10Ft Living Room to the rear with French doors
- ❖ Landing, Large Shower Room
- ❖ Three Bedrooms (smallest 10Ft5 x 7Ft3)
- ❖ Off Road Parking for 3 cars side-by-side

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of D (66).
Council Tax: Band C
Approx. £1,900 per annum.

Ground Floor:

ENTRANCE HALL:

Rear aspect half-glazed door to the garden, skylight, plain plaster ceiling, radiator, quarry tiled floor, built-in cupboard.

CLOAKROOM: 5'0 x 2'7.

Front aspect PVC window, plain plaster ceiling, quarry tiled floor, dual flush close coupled WC, corner wash hand basin with cupboard under.

LIVING ROOM: 16'11 x 10'2.

Rear aspect PVC French doors to the garden, twin rear aspect PVC windows, plain plaster ceiling, two radiators, high quality click vinyl flooring.

KITCHEN BREAKFAST ROOM: 16'8 x 8'0.

Front aspect PVC window, plain plaster ceiling, slate tile flooring, space for breakfast table & chairs, floor standing oil boiler under the worktop (in the corner), RCD/MCB electric consumer unit (in the wall unit by the window). Range of tall, base and wall units with square edged laminate worktops and Travertine tiled surrounds, tall unit, two 500mm drawer units, space for slot-in electric cooker, space for dishwasher, space for bins, space for wide fridge freezer.

DINING ROOM: 16'8 x 8'5.

Front aspect PVC window, plain plaster ceiling, down lighting, radiator, staircase with study area under.

First Floor:

LANDING:

Plain plaster ceiling, loft hatch with drop-down ladder. (*Note: The loft has been fully boarded, insulated, lined and with twin skylights.*)

SHOWER ROOM: 10'2 x 6'2.

Rear aspect PVC window, plain plaster ceiling, slate floor tiles, fully tiled walls, chrome heated towel rail, 880mm x 880mm shower enclosure with thermostatic shower and sliding head support, pedestal wash hand basin, close coupled WC.

BEDROOM ONE: 16'8 x 8'1.

Front aspect PVC dormer window, side aspect PVC window, plain plaster ceiling, radiator.

BEDROOM TWO: 16'8 x 8'7.

Front aspect PVC dormer window, plain plaster ceiling, radiator, bulkhead shelf.

BEDROOM THREE: 10'5 x 7'3.

Twin rear aspect PVC windows, plain plaster ceiling, radiator, TV lead.

Outside:

FRONT GARDEN:

Parking for 3 cars side-by-side.

REAR GARDEN: Refer to photos.

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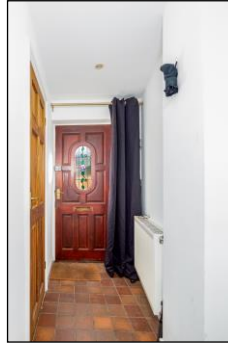
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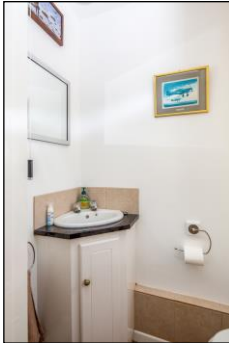
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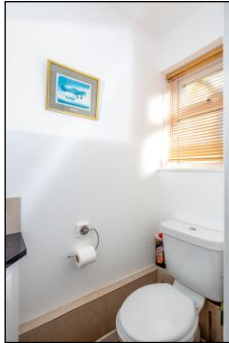
Front



Entrance Hall



Cloakroom



Living Room



Living Room



Living Room



Kitchen Breakfast Room



Kitchen Breakfast Room

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Dining Room



Dining Room



Shower Room



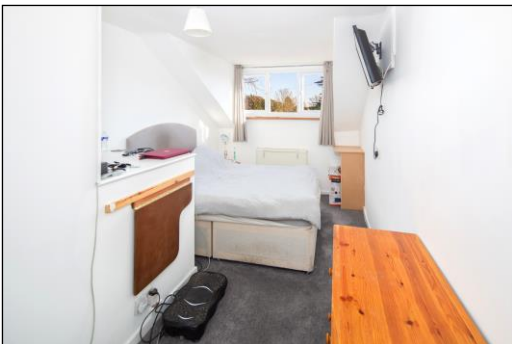
Bedroom Three



Bedroom One



Bedroom One



Bedroom Two



Rear Garden

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Space for Notes:

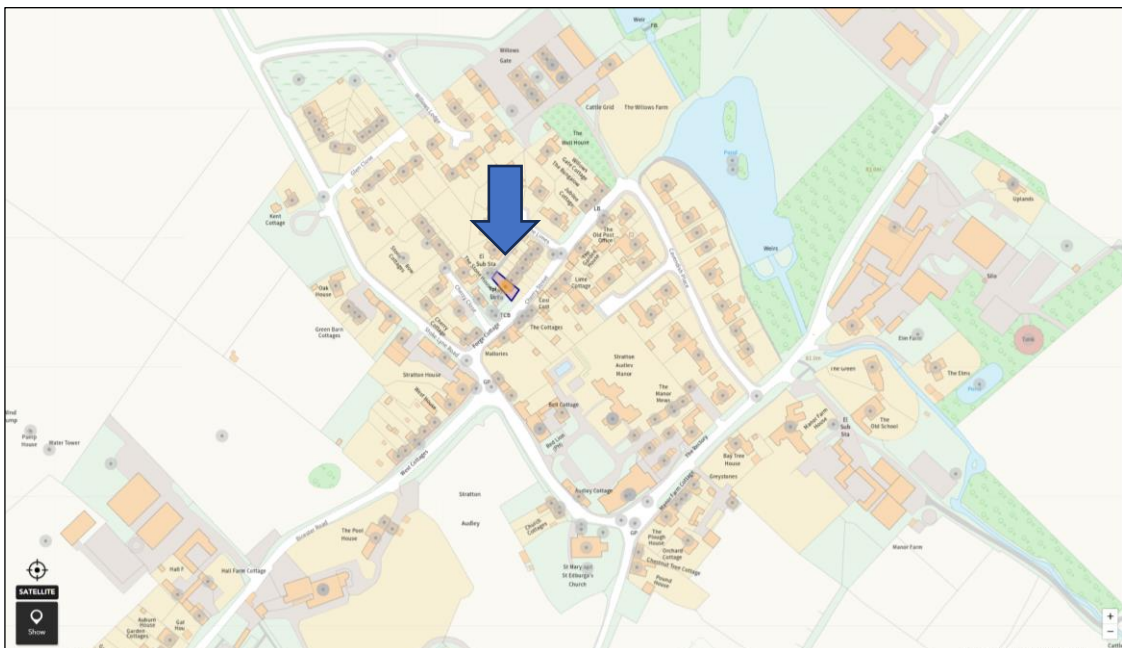
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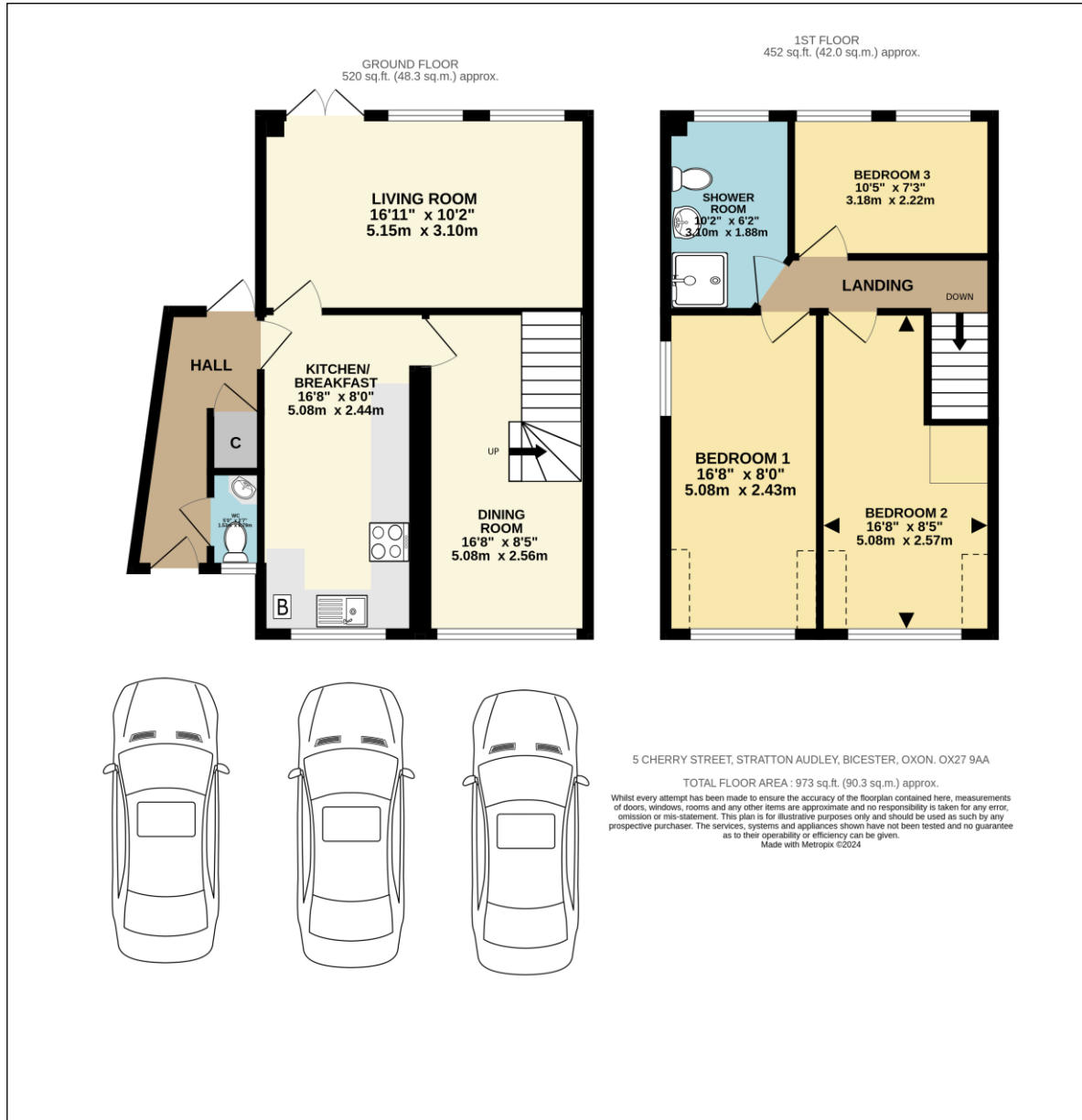


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