

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



3 Spencer Gardens, Charndon, Oxfordshire. OX27 0BS

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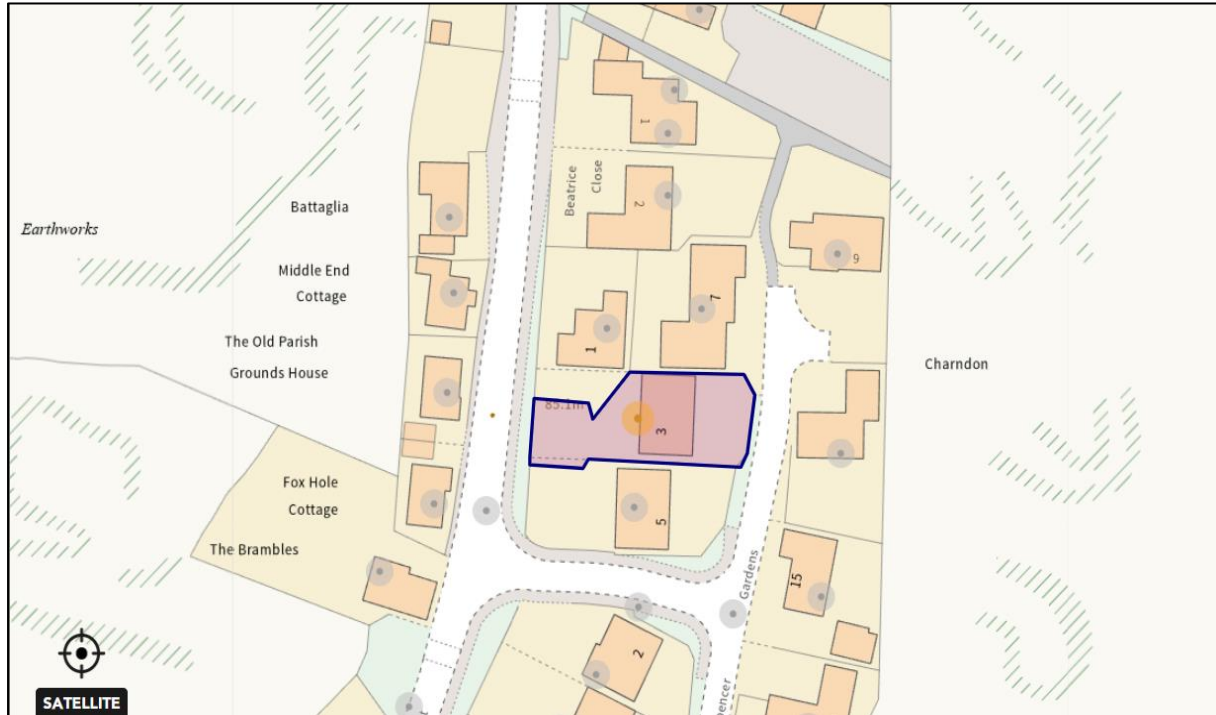
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Web: www.bartonfleming.co.uk
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

3 Spencer Gardens, Charndon, Oxfordshire. OX27 0BS



Four Double Bedroom Detached House with Living Room, Dining Room, Kitchen, Inner Lobby, Cloakroom, Utility Room, Bathroom and En-Suite, Front and Rear Gardens and Garage. Biomass Boiler plus Owned Solar Panels

FREEHOLD

£ 550,000

- ❖ Open Porch and Entrance Hall
- ❖ Living Room and Dining Room
- ❖ Kitchen
- ❖ Lobby
- ❖ Cloakroom and Utility Room
- ❖ Four Double Bedrooms with Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Driveway Parking and Garage
- ❖ Owned Solar Panels and Biomass Boiler
- ❖ Solar Boost for Heating the Hot Water

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of B (86).

Council Tax: Band E

Approx. £2,528 per annum.

Ground Floor:

OPEN PORCH:

Outside courtesy light, part-glazed security front door.

ENTRANCE HALL:

Front aspect PVC window adjacent door, plain plaster ceiling, LED lighting, click laminate flooring, radiator, understairs cupboard, staircase.

LIVING ROOM: 17'11 x 13'6

Front aspect PVC window, plain plaster radiator, TV point.

DINING ROOM: 13'6 x 9'8

PVC French doors with windows either side, rear aspect PVC window, plain plaster ceiling, coving, radiator, "Gigaclear" internet connection.

KITCHEN: 12'3 x 9'7

Rear aspect PVC window, plain plaster ceiling, LED downlighting, radiator, ceramic tiled floor. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, fan oven/grill, integrated microwave, 500mm pan drawers, corner unit, 1½ bowl stainless steel sink, integrated dishwasher, second corner unit, 600mm cutlery and pan drawers, 4-ring ceramic induction hob, stainless steel extractor hood, recess for 900mm fridge freezer.

LOBBY: 3'11 x 3'8

Door to cloakroom and garage.

CLOAKROOM: 5'3 x 3'10

Rear aspect PVC window, plain plaster ceiling, ceramic tiled floor, radiator, dual flush close coupled WC, wash hand basin with cupboard under.

UTILITY ROOM: 9'5 x 7'7

Side aspect half glazed PVC door to garden, rear aspect PVC window, plain plaster ceiling, LED downlighting, access to loft space, radiator. Range of tall and base units, stainless steel sink, space for washing machine, space for tumble dryer.

First Floor:

LANDING:

Access to loft space, linen cupboard.

BATHROOM: 9'8 x 6'2

Rear aspect PVC window, plain plaster ceiling, LED downlighting, ceramic tiled floor, chrome heated towel rail, fully tiled walls, P-shaped shower bath, thermostatic shower with remote control, sliding head support, screen, built-in furniture with cupboard and drawers, inset wash hand basin, concealed cistern dual flush WC, illuminated mirror with shaver socket.

BEDROOM ONE: 11'8 plus wardrobe x 11'2

Front aspect PVC window, plain plaster ceiling, LED lighting, wall-to-wall mirrored wardrobes, radiator.

EN-SUITE: 8'8 x 4'11

Side aspect PVC window, plain plaster ceiling, LED lighting, fully tiled walls, chrome heated towel rail, central heating radiator, multi-head Quadrant shaped shower enclosure (built-in rain head, second head with sliding head support, radio with speakers, 6-side jets, seat, lights), wash hand basin with drawers under, shaver socket, dual flush close coupled WC, bidet.

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BEDROOM TWO: 12'6 extending to 16'4 x 9'3 plus wardrobe

Twin front aspect PVC windows, plain plaster ceiling, two wardrobe recesses, radiator.

BEDROOM THREE: 9'8 x 9'2 plus wardrobe

Rear aspect PVC window, plain plaster ceiling, wall-to-wall mirrored wardrobe.

BEDROOM FOUR: 10'6 narrowing to 7'6 x 10'4 narrowing to 6'6

Rear aspect PVC window, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

DOUBLE GARAGE:

Left Hand Side: 16'9 x 8'6

Up and over door, doorway to utility lobby and door to:

Right Hand Side: 16'9 x 7'9

Up and over door, RCD/MCB electricity consumer unit, 2 x solar panel isolators, biomass boiler, biomass feeder bin, pressurized hot water tank.



Rear Garden



Rear Garden



Rear Elevation

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

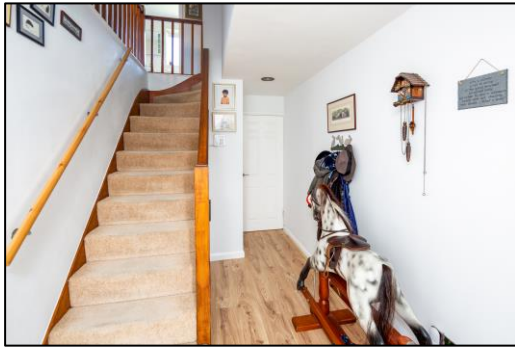
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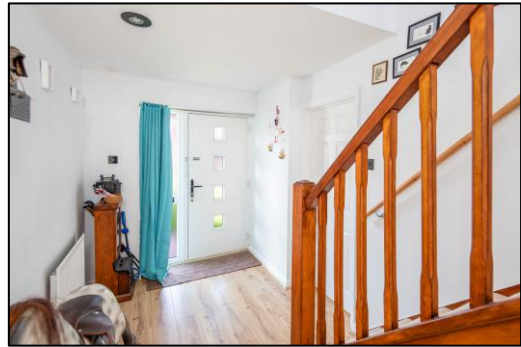
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Entrance Hall



Entrance Hall



Dining Room



Dining Room



Living Room



Living Room



Living Room



Kitchen

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Kitchen



Kitchen



Utility Room



Utility Room



Cloakroom



Landing



Bathroom



Bedroom One

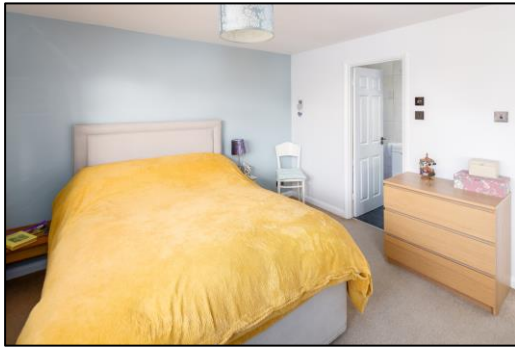
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Bedroom One



Bedroom One



En-Suite to Bedroom One



En-Suite to Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



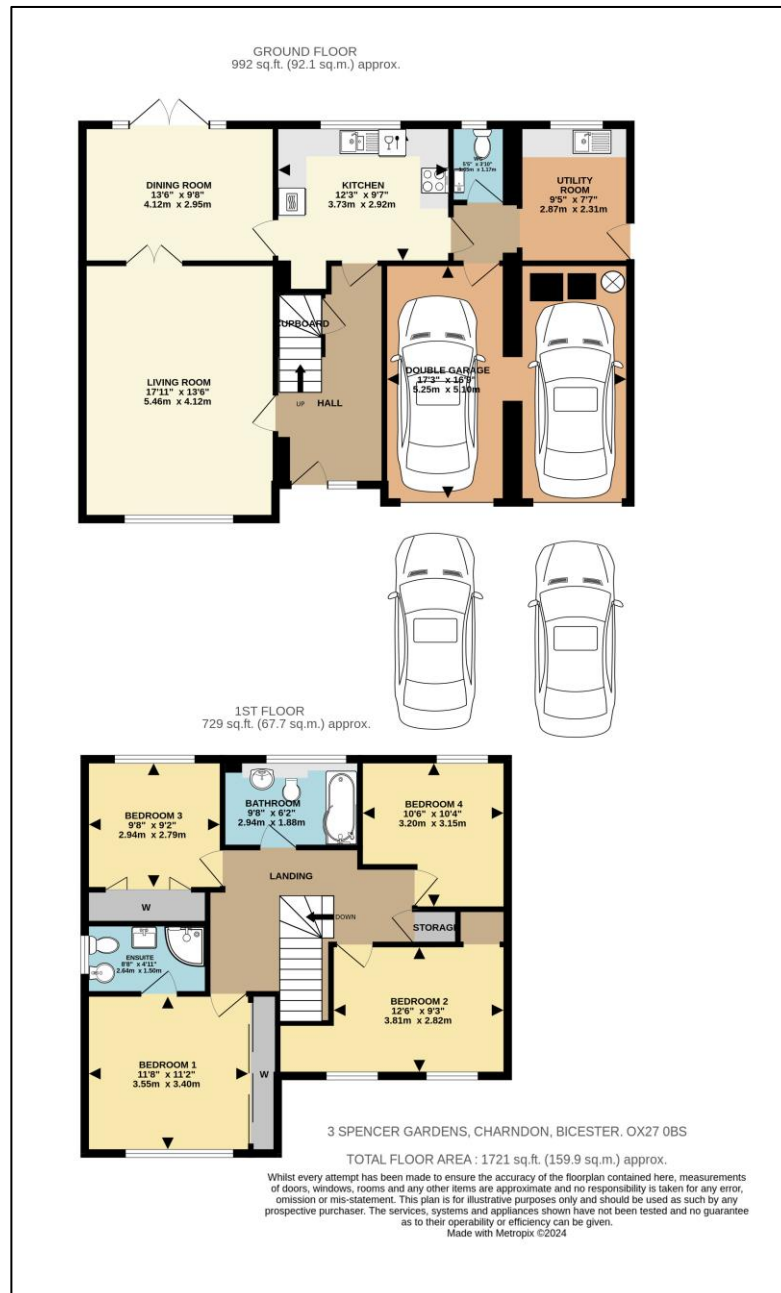
Bedroom Four

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