

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**2 Chestnut Row, Ambrosden,
Bicester, Oxfordshire. OX25 2RA**

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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

2 Chestnut Row, Ambrosden, Bicester, Oxon. OX25 2RA



Two Bedroom Mid-Terrace with Parking to the front, Recently Added Conservatory, Re-fits to; Bathroom, En-Suite & Cloakroom, Replaced Consumer Unit, Good Order Throughout.

FREEHOLD

£ 315,000

- ❖ Pitched Open Porch
- ❖ Entrance Hall
- ❖ Re-fitted Cloakroom
- ❖ Kitchen
- ❖ Lounge-Diner open plan to New Conservatory
- ❖ Landing, Re-fitted Bathroom, Two Bedrooms
- ❖ Re-fitted En-Suite Bathroom
- ❖ Approx 55Ft Rear Garden
- ❖ Off Road Parking for two cars (side-by-side)

VIEWING
APPOINTMENT:

DAY:

TIME:

Telephone 249922

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Key Facts for Buyers:

Freehold with management fee of £47.09 monthly.
Council Tax: C, approx. £1900.
EPC: 77, C. However more LED lighting is in place since the EPC was produced.

Ground Floor:

PITCHED OPEN PORCH:

Outside courtesy light, outside gas and electric meter boxes, glazed security front door to:

ENTRANCE HALL:

Plain plaster ceiling, LED downlighting, coving, replaced metal cased RCD/MCB electric consumer unit, radiator, click laminate flooring, alarm pad, thermostat, telephone point, staircase.

RE-FITTED CLOAKROOM: 6'6 x 3'2

Front aspect PVC double glazed window, plain plaster ceiling, LED downlighting, alarm service box, chrome heated towel rail, dual flush close coupled WC, porcelain wash hand basin with cupboard under.

KITCHEN: 10'0 x 6'9

Front aspect PVC double glazed window, plain plaster ceiling, LED downlighting, click laminate flooring, range of base and eye level units, roll edge laminate work-surfaces, tiled surrounds, space for upright fridge freezer within tall unit, 500mm drawers, stainless steel 4-ring electric hob, stainless steel extractor hood, stainless steel and glass fan oven-grill, space for dishwasher, space for washing machine, 1½ bowl stainless steel sink, wall unit enclosing 'Ideal Icos' boiler.

LOUNGE DINER: 14'6 x 13'2.

Open plan to the Conservatory, plain plaster ceiling, LED downlighting, coving, click laminate flooring, under-stairs cupboard, two radiators, TV point.

CONSERVATORY: 10'0 x 7'9.

Brick cavity base with PVC window sections and French doors, glass pitched roof, radiator, click laminate flooring, double dimmer switch.

First Floor:

LANDING:

Access to loft space, plain plaster ceiling, LED downlighting, coving.

RE-FITTED BATHROOM: 6'8 x 6'7

Rear aspect PVC double glazed window, plain plaster ceiling, LED downlighting, extractor fan, chrome heated towel rail, vinyl floor tiles, panel enclosed bath with mixer tap, rain head thermostatic shower and shower attachment with sliding head support, tiled surrounds, wash hand basin, dual flush concealed cistern WC, shaver socket in the wall cabinet.

BEDROOM ONE: 10'8 (max) x 10'0

Front aspect PVC double glazed window, plain plaster ceiling, LED downlighting, coving, radiator, built-in 4-door wardrobe, built-in bulkhead cupboard, TV point.

RE-FITTED EN-SUITE SHOWER ROOM:

Front aspect PVC double glazed window, plain plaster ceiling, LED downlighting, extractor fan, chrome heated towel rail, vinyl floor tiles, shower enclosure with thermostatic shower with fixed rain head and hand-held head with sliding head support, wash hand basin with drawers under, shaver socket, dual flush close coupled WC.

BEDROOM TWO: 11'0 x 7'6

Rear aspect PVC double glazed window, plain plaster ceiling, LED downlighting, coving, built-in double wardrobe, radiator.

Outside:

FRONT GARDEN: refer to photograph.

Parking for two cars side-by-side to front.

REAR GARDEN: refer to photographs.

Outside tap, outside security light, patio, external electricity socket, garden approximately 55ft.

PARKING:

For two cars side-by-side.

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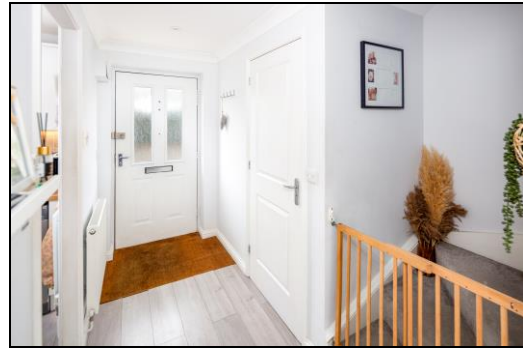
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Front & Parking



Entrance Hall



Cloakroom



Kitchen



Kitchen



Kitchen



Lounge-Diner



Lounge-Diner

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Lounge-Diner



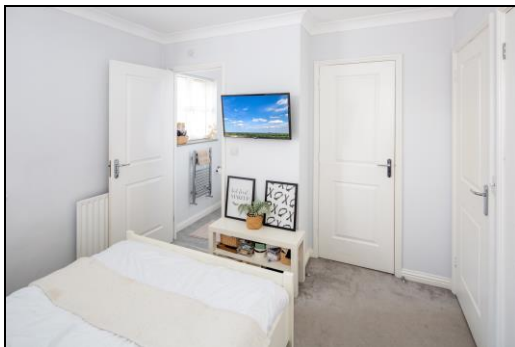
Conservatory



Bathroom – rain head shower over the bath



Re-fitted Bathroom



Bedroom One



Bedroom One

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Bedroom One



Bedroom Two



Re-fitted En-Suite Shower



Re-fitted En-Suite Shower



Approx. 55Ft Rear Garden



Rear Elevation with New Conservatory

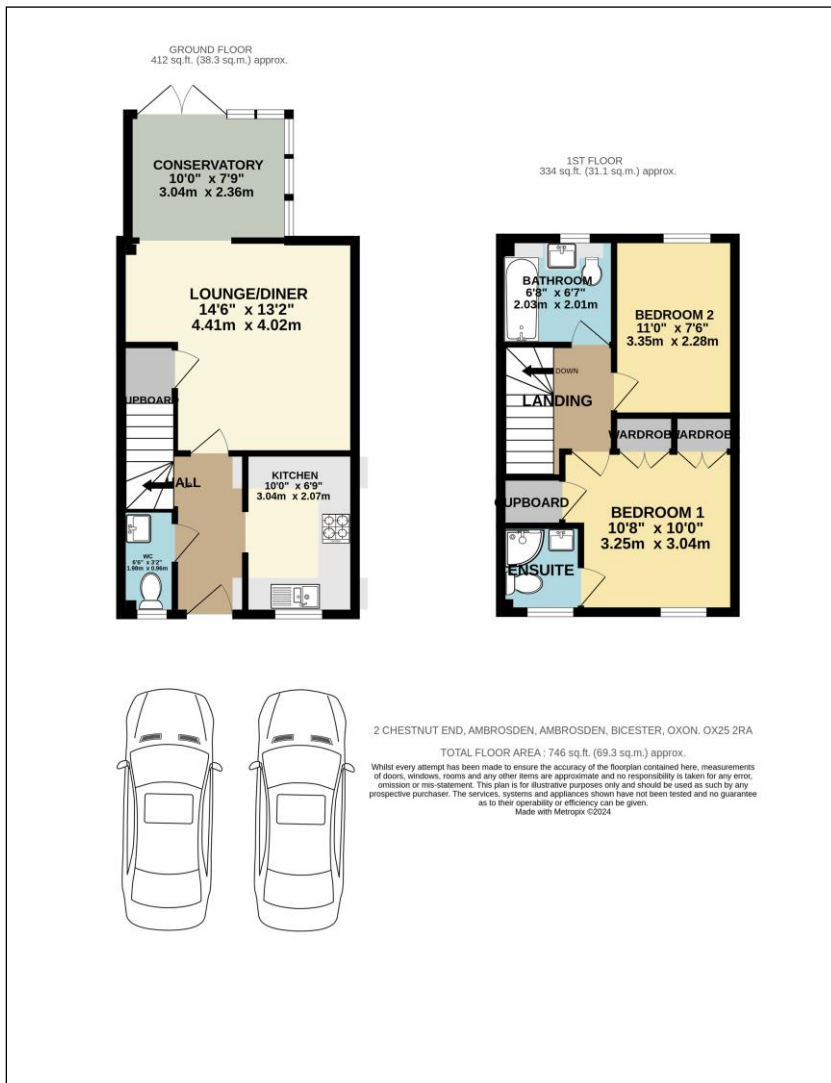
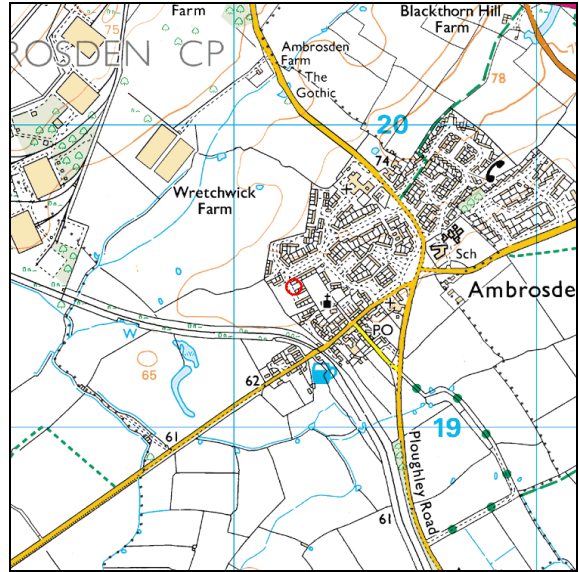
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