

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**31 Ardley Road, Ardley-with-Fewcott,
Bicester, Oxfordshire. OX27 7PB**

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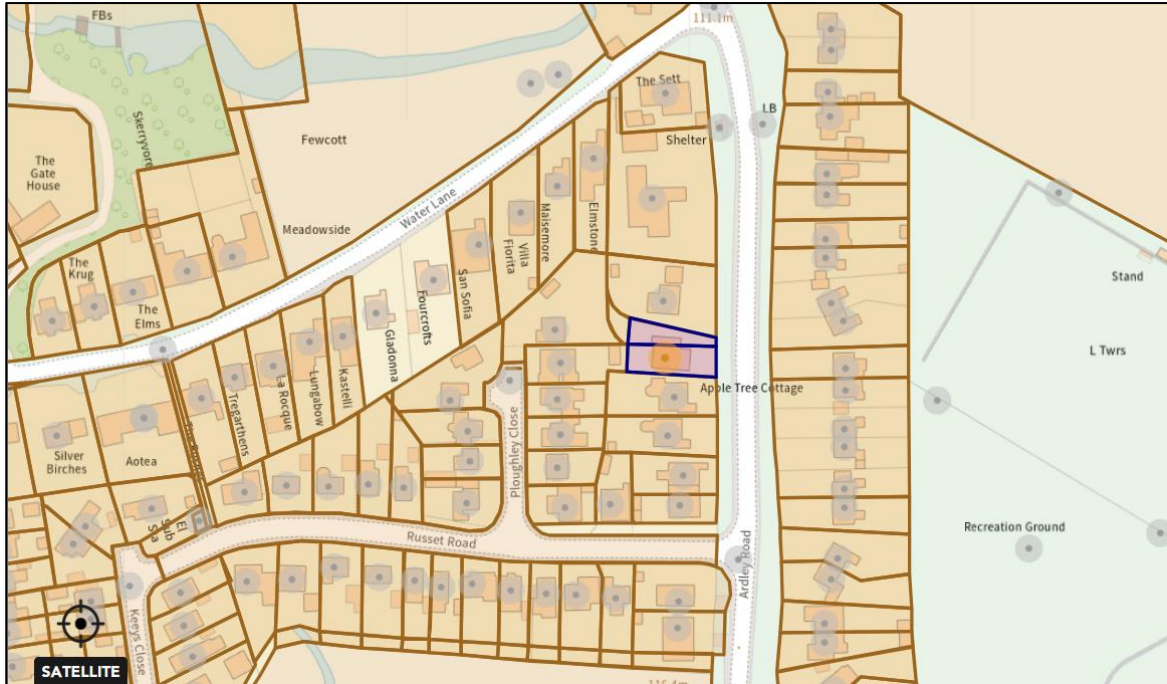
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

31 Ardley Road, Ardley-with-Fewcott, Bicester, Oxon. OX27 7PB



Depending on how you use the space a Three Reception/Two Bedroom or Two Reception/Three Bedroom Bungalow with a West Facing Rear Garden, Garage & Parking for 3 Cars.

FREEHOLD

£ 385,000

- ❖ Recessed Porch, Entrance Hall
- ❖ Cloakroom
- ❖ Kitchen Breakfast Room
- ❖ Living Room with Working Open Fireplace
- ❖ Dining Room with French Doors to the garden
- ❖ Two Good Sized Double Bedrooms
- ❖ Good sized (11Ft x 8Ft) 3rd Bedroom/ Study
- ❖ Spacious Re-fitted Bathroom
- ❖ Oil to Radiator Heating
- ❖ PVC Double Glazing
- ❖ Garage & Driveway Parking for between 3 and 5 cars
- ❖ West facing Rear Garden

VIEWING
APPOINTMENT:

DAY:

TIME:

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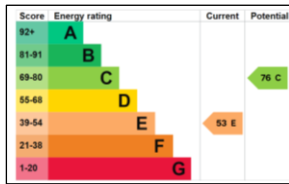
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Key Facts for Buyers:

Title: Freehold without fees.
EPC: Rating of E (53).
Council Tax: Band C
Approx. £1,900 per annum.



Ground Floor:

RECESSED PORCH:

Outside courtesy light, part glazed PVC front door to:-

ENTRANCE HALL:

Side aspect window adjacent to the door, plain plaster ceiling, loft hatch (*drop-down ladder, part boarded, hard wired light*), radiator, airing cupboard, central heating thermostat.

CLOAKROOM:

Front aspect window to the porch, plain plaster ceiling, low-level WC, corner wash hand basin.

LIVING ROOM: 15'10 x 10'11.

Front aspect PVC window, coving, working open fireplace (*swept & documented Jan 2024*), TV point, BT master socket.

DINING ROOM: 11'8 x 9'2 plus cupboard.

Rear aspect PVC French doors to the garden, built-in cupboard, radiator.

KITCHEN BREAKFAST ROOM: 10'8 x 9'9.

Side aspect PVC window, side aspect PVC half glazed "stable" door with independent top opening and leads to the side path, plain plaster ceiling, down lighting, ceramic tiled floor, radiator. Range of base and wall units with roll-edge laminate worktops and breakfast bar, tiled surrounds, space for tall fridge freezer, stainless steel sink, integrated slimline dishwasher, space for electric cooker, pull-out extractor hood.

BEDROOM ONE: 11'9 x 8'10 plus wardrobes.

Rear aspect PVC window, plain plaster ceiling, coving, 5-door wardrobe.

BEDROOM TWO: 15'0x 8'3.

Rear aspect PVC window, plain plaster ceiling, radiator, coving, vertical radiator.

BEDROOM THREE/STUDY: 10'11 x 7'11.

Side aspect PVC window, radiator.

BATHROOM: 10'8 x 9'9.

Plain plaster ceiling, extractor fan, ceramic tiled floor, heated towel rail, double ended/centre tap bath with 'Triton AS 2000 SR' shower over, screen, built in furniture with cupboards and concealed cistern WC plus inset wash hand basin.

Outside:

FRONT GARDEN: Refer to photos.

REAR GARDEN: Refer to photos.

West facing, side gate and bin storage area.

GARAGE & PARKING: 15'6 x 8'10.

Flat roof construction with a pair of wooden garage doors, blanked off side doorway and driveway parking for 3 cars.

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Front



Front Garden & Outlook



Cloakroom



Entrance Hall



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Living Room

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Living Room



Living Room



Bedroom Three / Study



Dining Room



Bathroom

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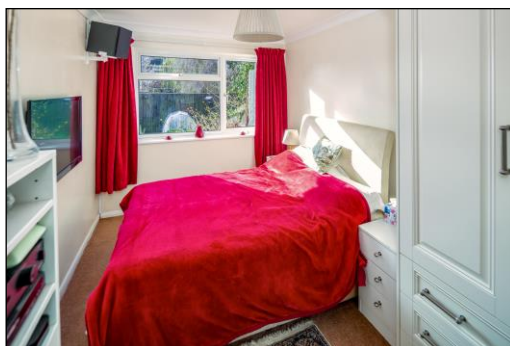
Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Front Garden



Rear Garden



Rear Elevation



Rear Garden

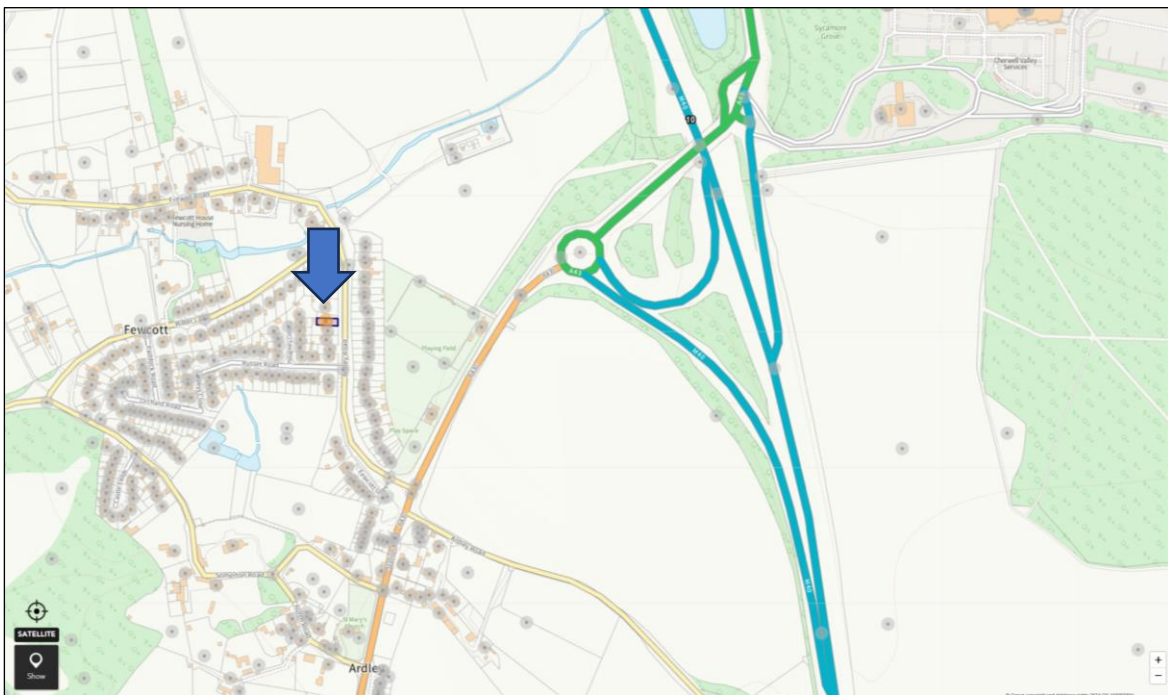
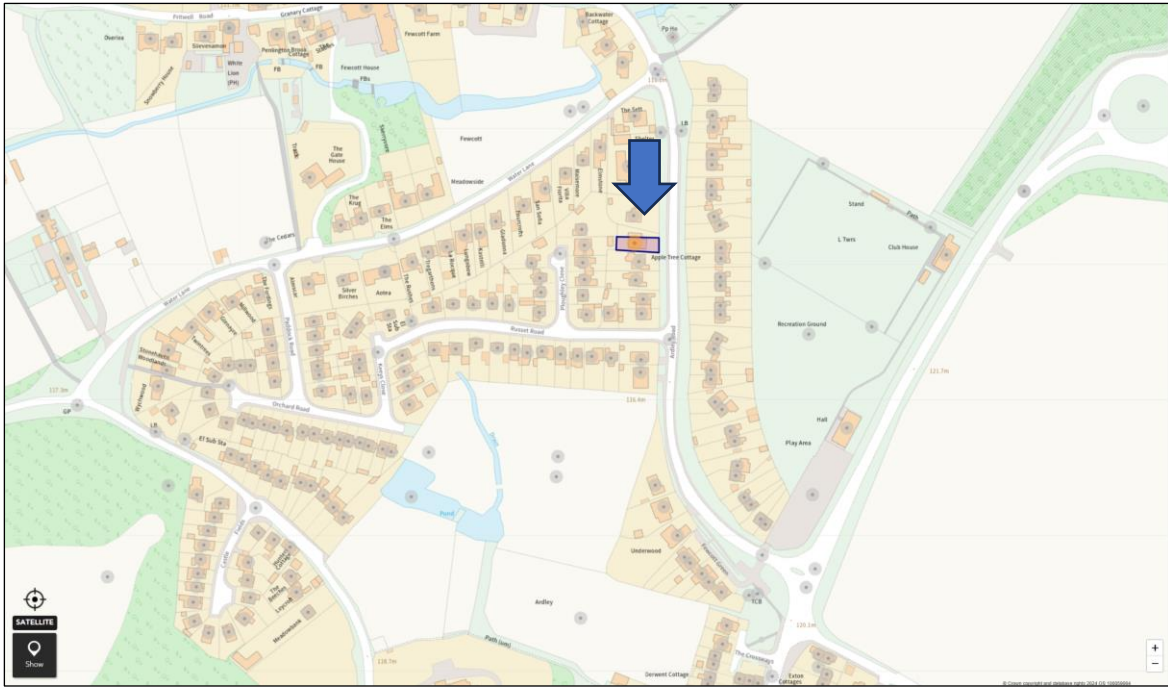
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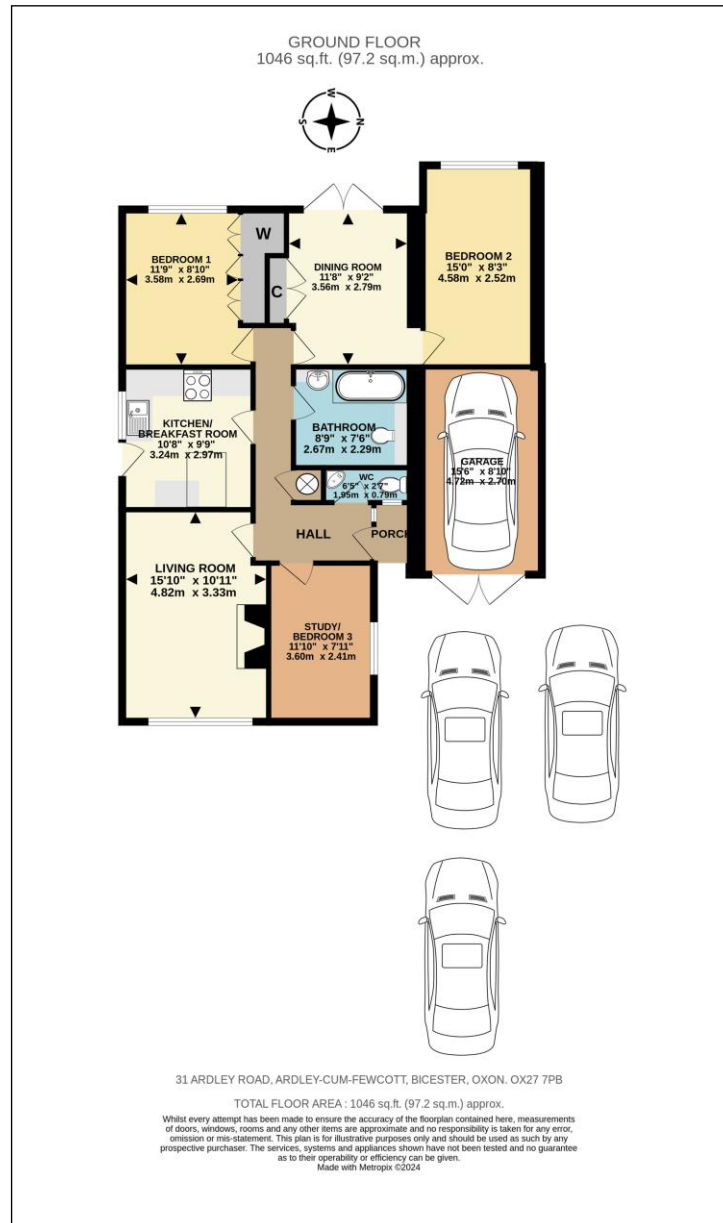
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