"INDEPENDENT ESTATE AGENTS



76 Willow Drive, Southwold, Bicester, Oxfordshire. OX26 3XA

"INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk E-mail: info@bartonfleming.co.uk 62 North Street, Bicester. 0X26 6NF

Tel: Bicester (01869)

249922

76 Willow Drive, Bicester, Oxfordshire. OX26 3XA



Originally a 4 Bedroom Detached with a double garage, now with half the garage converted into a 4.8m x 2.4m Study/Office/Bedroom Five, Recent Re-fits to the Kitchen & Cloakroom.

FREEHOLD

Offers in Excess of: £ 500,000

- Entrance Hall
- * Re-fitted Cloakroom
- Living Room, Dining Room, Study/Bed 5 & Conservatory
- Re-fitted Kitchen, Utility Room
- Landing, Four Upstairs Bedrooms
- ❖ Bathroom and En-Suite to bedroom one
- Front and Rear Gardens
- Garage with Driveway Parking for Three Cars
- Corner Plot
- Local Amenities

<u>VIEWING</u> APPOINTMENT:

DAY:

TIME:



••INDEPENDENT ESTATE AGENTS ••

Web: www.bartonfleming.co.uk E-mail: info@bartonfleming.co.uk 62 North Street, Bicester. 0X26 6NF

Tel: Bicester (01869)

249922

Key Facts for Buyers:

Title: Freehold without fees. **EPC**: Rating of C (73). **Council Tax**: Band D Approx. £2,276 per annum.

Ground Floor:

Part glazed security front door to:

ENTRANCE HALL:

Side aspect PVC window, coving, radiator, built-in coats cupboard, staircase,

CLOAKROOM:

Side aspect PVC window, RCD/MCB electricity consumer unit, strip vinyl flooring, radiator, concealed cistern dual flush WC, inset wash hand basin with cupboard under.

LIVING ROOM: 16'8 x 12'5 narrowing to 10'7

Front aspect PVC window, rear aspect sliding patio door, coving, two radiators, gas living flame coal effect fire, marble hearth/surround, wooden mantle over, TV point, double dimmer switch.

CONSERVATORY: 10'6 into bay x 11'5

Brick cavity base, PVC window sections and French doors, polycarbonate roof, strip vinyl flooring, dimmer switch, two wall light points.

KITCHEN: 10'6 x 10'2

Rear aspect PVC window, radiator, strip vinyl flooring. Range of base and eye level units, square edge laminate worksurfaces, tiled surrounds, 300mm curved unit, space for upright fridge freezer, 1000mm corner unit, tray space, space for dishwasher, 900mm space with stainless steel sink, 300mm x 300mm corner unit with carousel, 900mm cutlery and pan drawers, 450mm base unit, double cavity stainless steel and glass fan oven/oven grill with 'Circotherm' function, tray space.

UTILITY ROOM: 9'7 x 5'5

Rear aspect PVC window, side aspect half glazed PVC door, radiator vinyl flooring, built-in cupboard, base and eye level units, square edge laminate worksurface, stainless steel sink, space for washing machine, space for tumble dryer, space for spare fridge/freezer.

DINING ROOM: 13'5 narrowing to 11'3 x 8'8

Two side aspect PVC windows, coving, radiator, BT master socket.

First Floor:

LANDING: 15'7 x 6'0

STUDY/ BEDROOM 5: 15'9 x 8'0

coving, two radiators, bulkhead cupboard.

Front aspect PVC window, coving, airing cupboard.

Side aspect PVC window, plain plaster ceiling,

BATHROOM: 8'5 x 6'3

Side aspect PVC window, radiator, strip vinyl flooring, panel enclosed bath with mixer tap and shower attachment, sliding head support, pedestal wash hand basin, shaver socket, close coupled WC.

BEDROOM ONE: 13'4 x 10'5

Rear aspect PVC window, coving, radiator, 4-door wardrobe plus drawers and cupboard.

EN-SUITE: 7'11 x 5'6

Rear aspect PVC window, extractor fan, radiator, strip vinyl flooring, 1200mm x 760mm shower enclosure with thermostatic shower, sliding head support, pedestal wash hand basin, shaver socket, dual flush close coupled WC.

BEDROOM TWO: 11'3 x 8'8

Side aspect PVC window, radiator.

BEDROOM THREE: 9'9 x 7'5 extending to 10'5

in doorway.

Rear aspect PVC window, radiator.

BEDROOM FOUR: 9'0 x 6'8 Front aspect PVC window, radiator.

Outside:

FRONT GARDEN: refer to photograph.

REAR GARDEN: refer to photographs.

GARAGE:

Up and over door, light and power, eaves storage which also goes over the study. Driveway parking for three cars.



"INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk E-mail: info@bartonfleming.co.uk 62 North Street, Bicester. 0X26 6NF

Tel: Bicester (01869)

249922



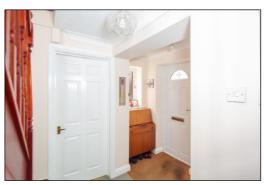
Front



Entrance Hall



Re-fitted Cloakroom



Entrance Hall



Living Room



Living Room



Living Room



Conservatory



Barton Fleming Ltd, 62 North Street, Bicester, Oxfordshire OX26 6NF T: 01869 249922 E: <u>info@bartonfleming.co.uk</u> W: <u>www.bartonfleming.co.uk</u>

"INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk E-mail: info@bartonfleming.co.uk 62 North Street, Bicester. 0X26 6NF

Tel: Bicester (01869)

249922



Dining Room



Dining Room



Study / Bedroom 5



Study / Bedroom 5



Re-fitted Kitchen



Re-fitted Kitchen



Utility Room



Re-fitted Kitchen



Barton Fleming Ltd, 62 North Street, Bicester, Oxfordshire OX26 6NF T: 0.1869 249922 E: <u>info@bartonfleming.co.uk</u> W: <u>www.bartonfleming.co.uk</u>

"INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk E-mail: info@bartonfleming.co.uk 62 North Street, Bicester. 0X26 6NF

Tel: Bicester (01869)

249922



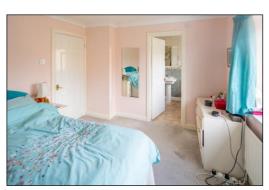
Main Bathroom



Bedroom One



En-Suite Shower Room



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Four



Barton Fleming Ltd, 62 North Street, Bicester, Oxfordshire OX26 6NF T: 01869 249922 E: <u>info@bartonfleming.co.uk</u> W: <u>www.bartonfleming.co.uk</u>

-•INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk E-mail: info@bartonfleming.co.uk 62 North Street, Bicester. 0X26 6NF

Tel: Bicester (01869)

249922



Rear Garden



Rear Elevation



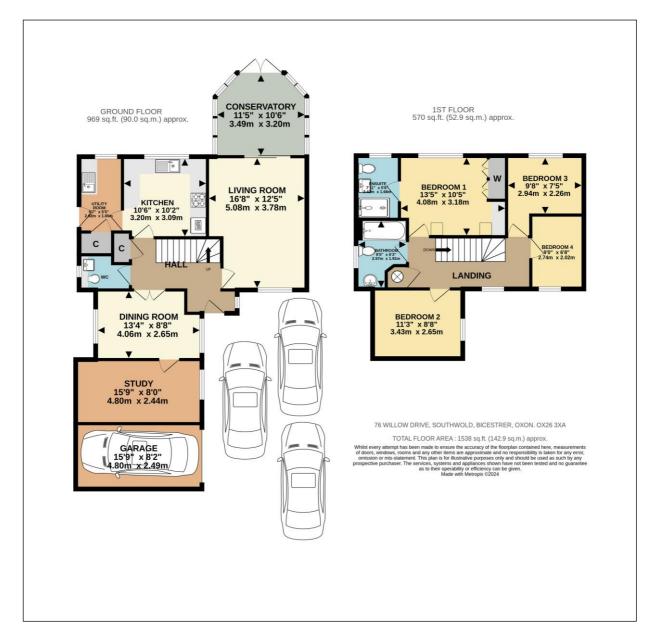
Barton Fleming Ltd, 62 North Street, Bicester, Oxfordshire OX26 6NF **T**: 01869 249922 **E**: <u>info@bartonfleming.co.uk</u> **W**: <u>www.bartonfleming.co.uk</u>

••INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk E-mail: info@bartonfleming.co.uk 62 North Street, Bicester. 0X26 6NF

Tel: Bicester (01869)

249922



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.



BARTON FLEMING INDEPENDENT ESTATE AGENTS.

PROPERTY:

76 WILLOW DRIVE BILESTER 0X26 3XA

As required by Trading Standards

Material Information:

For Freehold Titles only:	Freehold without fees or Freehold with fees				
	Is there a management company? Yes No If so, who is the management company? If so, what are the management charges? How often are charges paid?				
For Leasehold Titles only:	Leasehold / Leasehold with Commonly held Freehold Share / Leasehold with reciprocating freehold titles (in the case of pairs of maisonattes). (ring the appropriate answer(s)) Who is the freeholder?				
	What is the Start date of the lease?				
	How much is the Ground Rent? £ and when is it payable? and by how much?				
	Who is the management company?				
Help to Buy:	Is the property owned on the government Help to Buy scheme?				
Shared Ownership:	Is the property owned under shared ownership? Yes / No If yes, who is the other party?				
Conservation Area:	Is the property listed or in a conservation area? Yes No				
E.P.C.	Does the property have an in-date Energy Performance Certificate? Yes/No. On the register/Out of date / Needs renewing/ Never had an EPC. (ring the appropriate answer(s))				
Council Tax:	Band: D Amount per annum: £ 2320 Council: CHERWELL				
Asking Price:	£ \$25 K _{Tag Line} :				

	DARTON I ELIMING				
PROPERTY:	76 WILLOW DRNE BICESTER EX263XA				
Construction: (Standard Prefabricated / Steel Frame / Timber / Other Non-Standard (ring the appropriate answer(s))				
Mains Supplies:	Electricity Water Waste-Water Sewerage Mains Gas: Telephone: Broadband Yes / No Yes / No If no is there a Septic Tank? Yes / No If no is there LPG Yes / No Yes / No Yes / No				
Broadband: Speed:	Fibre to the property / Fibre to the cabinet (Copper wire) Dish to Mast / None Standard (10-11 Mbps) / Superfast (24Mbps to 300 Mbps) / Ultrafast (above 300 Mbps) Current Supplier: (ring the appropriate answer(s))				
Heating Type:	Mains Gas to radiators) Mains Gas to warm air / Mains Electricity to storage heaters / Plug-in electric radiators / Oil / LPG / Wood Burner / Solid Fuel Ground Source Heat Pump / Air Source Heat Pump / Electricity from Solar Panels (ring the appropriate answer(s))				
If Gas:	Has the heating/hob/fire been serviced in the past 10 months? Yes No Do you have documentary evidence to support this in the form of an invoice/service record/landlord's gas safety certificate? Yes No				
If Stove:	If you have a wood-burner/multifuel stove, do you have a HETAS certificate? Yes / No				
Electrics:	Do you have an in-date Electrical Safety Inspection Report? Yes/No				
Solar Panels:	Does the property have solar panels? Yes No If yes, are they owned by you or rented? Owned outright / Rented with air space lease				
Loft Conversion:	Has the property had a loft conversion? Yes No If yes, has it been signed off with a building control completion certificate? Yes / No				
Spray Foam:	Have the loft rafters been sprayed with expanding foam insulation? Yes No				
Conservatory:	Does the property have a conservatory? Yes No Lustalled prior to our purches in If yes, do you have planning permission for it? Yes No If it didn't require planning, did you get a letter confirming this from the council? Yes /No Was the original builder developer's consent required? Yes /No If yes, do you have it? Yes / No				
	What roof construction does the conservatory have? (ring the appropriate answer(s) below)				
(Plastic polycarbonate sandwich Double-glazed Glass / Solid Roof with a ceiling				
	01.0000 06 16 10 1001				

Page **2** of **4**

BARTON FLEMING —INDEPENDENT ESTATE AGENTS—

PROPERTY:	76 WILLOW DRIVE BICESTER 0426 3XA							
Flat Roof:	Does the property have a flat roof? Yes / No Does the flat roof account for more than 1/3 of the total roof space? Yes / No							
Thatched:	Does the property have a thatched roof? Yes No							
Parking:	On-the-Plot: No. of spaces including inside any garage: Garage / Driveway / Off-Road							
	Off-the-Plot: No. of spaces including inside any garage: Garage-in-Block / Driveway / Allocated Space(s) / Off Road / Communal /:							
	Does the property come with a private electrical car charging point? Yes No							
Issues:	Are there any issues from a health and safety perspective? Yes No							
	(e.g. Radon Gas, Asbestos, Penetrating or rising damp or condensation, Wet or dry rot, Electrical, Gas, Sewerage or drainage, Animal or plant infestation or nesting, Trees or plants Subsidence or heave, Roofing or guttering, Glazing & doors) or other:							
Rights etc.:	Are there any Rights, Restrictions, Covenants or Wayleaves within the title or, which the property is affected by? Yes No Details:							
Flooding:	Has the property been exposed to flooding in the past 5 years or has insurance ever been refused on grounds of flood risk? Yes (No.)							
Disabled Access	Does the property have any provisions for disabled or limited mobility access? Yes No							
Planning:	Are there any outstanding planning applications for the property? Yes No							
	Has any planning application been refused? Yes No							

INDEPENDENT ESTATE AGENTS

<u>Declaration:</u>

I declare that I am the lawful owner of this property and to the b	est of my knowledge the
information I have given here is accurate.	

Signed			
Date:			
