

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



22 Ploughley Road, Ambrosden, Oxfordshire. OX25 2RJ

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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

22 Ploughley Road, Ambrosden, Oxfordshire. OX25 2RJ



**Four Bedroom Terraced Townhouse with Double Car Port.
Kitchen Diner, Living Room, Shower Room,
Second Floor Master Bedroom with En-Suite,
Front and Rear Gardens.**

FREEHOLD

£ 365,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Kitchen Diner
- ❖ Living Room
- ❖ Three First Floor Bedrooms
- ❖ First Floor Shower Room
- ❖ Second Floor Bedroom One with En-Suite
- ❖ Front and Rear Gardens
- ❖ Double Car Port

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of C (79).
Council Tax: Band D
Approx. £2,351 per annum.

Ground Floor:

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

ENTRANCE HALL:

Plain plaster ceiling, high gloss wooden flooring, radiator, central heating thermostat, understairs cupboard, staircase to first floor.

CLOAKROOM:

Plain plaster ceiling, ceramic tiled floor, radiator, wall hung wash hand basin, dual flush close coupled WC.

KITCHEN DINER: 16'2 x 7'11

Front aspect PVC window, plain plaster ceiling, radiator, ceramic tiled floor, wall mounted "Potterton Promax HE Plus" boiler. Range of base and tall eye level units, roll edge laminate work surface, tiled surrounds, 300mm slide out tall unit, 600mm tall unit, 500mm base unit, 1000mm base unit, 500mm drawers, double cavity stainless steel and glass fan oven/grill, 500mm base unit and tray space (*originally space for dishwasher*), 1000mm corner unit, 1½ bowl stainless steel sink, space for washing machine, 600mm base unit, space for upright fridge freezer.

LIVING ROOM: 15'4 x 10'11

Rear aspect PVC French doors and windows either side, plain plaster ceiling, two radiators, high gloss wooden flooring, TV point, BT master socket.

First Floor:

LANDING:

Plain plaster ceiling, built-in cupboard, staircase to second floor.

SHOWER ROOM: 6'10 x 6'2

Front aspect PVC dormer window, extractor fan, ceramic tiled floor, chrome heated towel rail, fully tiled walls, 900mm x 800mm shower enclosure with thermostatic shower, sliding head support, wall mounted wash hand basin with drawers under, dual flush close coupled WC.

BEDROOM FOUR: 11'2 x 6'11

Rear aspect PVC window, plain plaster ceiling, radiator, laminate flooring.

BEDROOM THREE: 12'7 x 8'1

Front aspect PVC window, plain plaster ceiling, radiator.

BEDROOM TWO: 14'7 x 8'1

Rear aspect PVC window, plain plaster ceiling, radiator, laminate flooring.

Second Floor:

LANDING:

Plain plaster ceiling, airing cupboard enclosing pressurized tank.

BEDROOM ONE: 21'7 x 11'8

Front aspect PVC dormer window, plain plaster ceiling, access to loft space, radiator.

EN-SUITE:

Plain plaster ceiling, extractor fan, ceramic tiled floor, radiator, 900mm x 740mm shower enclosure with thermostatic shower, sliding head support, pedestal wash hand basin, dual flush close coupled WC.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Outside tap, outside security light, door to double car port.

DOUBLE CAR PORT: 17'9 x 16'10

Door to garden, covered parking for two cars side-by-side.

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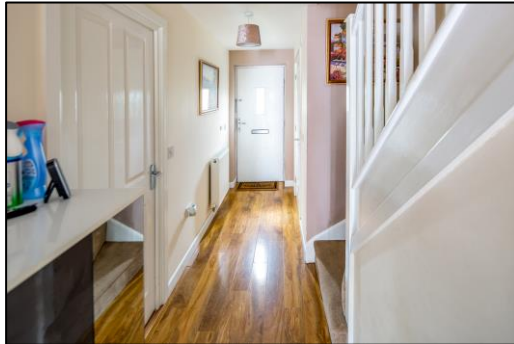
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Front



Front Door



Entrance Hall



Cloakroom



Kitchen Diner



Kitchen Diner



Kitchen Diner

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Kitchen Diner



Living Room



Lounge Diner



Lounge Diner



Landing and Staircase to Second Floor

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First Floor Bedroom Two



First Floor Bedroom Three



First Floor Shower Room



Second Floor Bedroom One



Second Floor Bedroom One



En-Suite to Bedroom One



Rear Garden



Rear Garden

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Space for Notes:

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