

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



27 Manzel Road, Caversfield, Bicester, OX27 8US

BARTON FLEMING

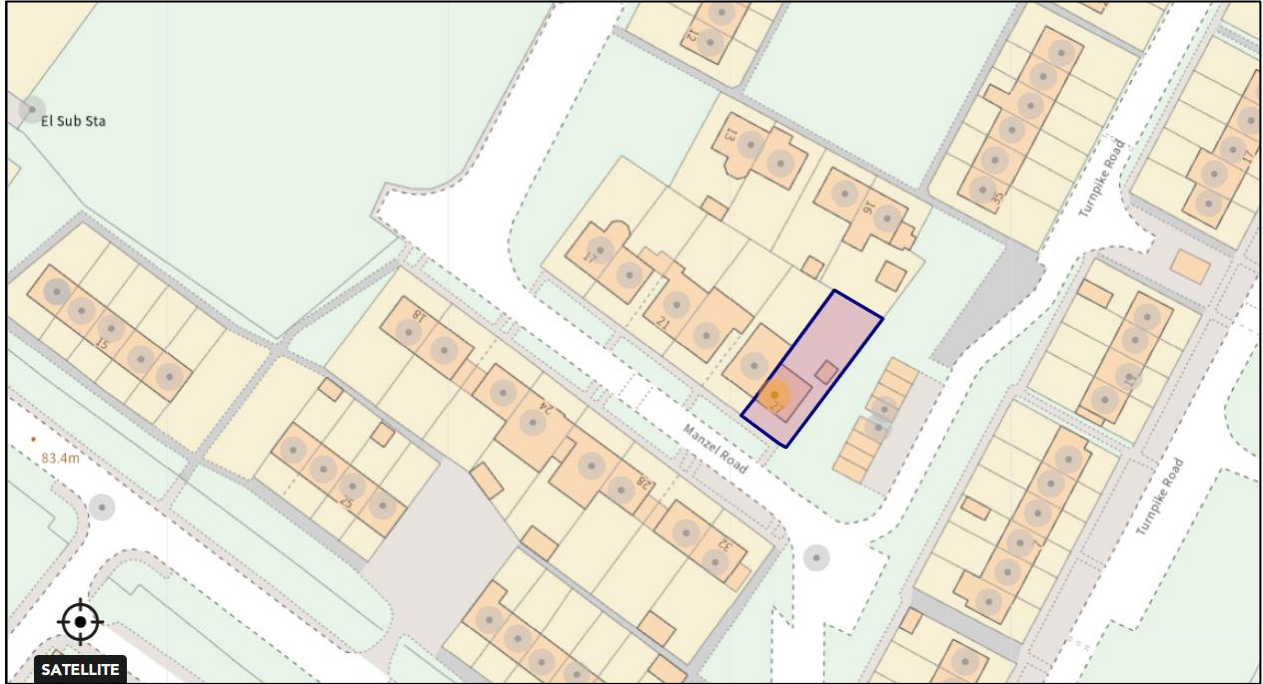
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

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**A Three Bedroom Semi-Detached House with Living Room,
Kitchen Diner, Bathroom, Front and Rear Gardens.**

FREEHOLD

£ 335,000

- ❖ Storm Porch
- ❖ Entrance Hall
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Landing
- ❖ Bathroom
- ❖ Three Bedrooms
- ❖ Front and Rear Gardens

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating C (69)
Council Tax: Band C
Approx. £1,900 per annum.

Management:

Management Charges: One-off payment of £430 per annum or £45.50 per month by direct debit.

Managing Company: Caversfield Management Company Limited.

Ground Floor:

STORM PORCH:

Outside courtesy light, part-leaded light glazed security front door to:

ENTRANCE HALL:

Side aspect PVC window, coving, radiator, laminate flooring, BT master socket, understairs cupboard, staircase, central heating thermostat, "Vodafone" broadband hub ST 95.

LIVING ROOM: 14'2 x 12'1

Front aspect PVC window, coving, laminate flooring, radiator, open brick fireplace (*unused but could be recommissioned*), dimmer switch, TV point.

KITCHEN DINER: 21'0 x 9'4

Two rear aspect PVC windows, rear aspect glazed PVC door, radiator, laminate flooring, space for table and chairs. Range of tall eye and base units with 900mm tall wall units, Quartz worktops, 100mm base unit, 600mm base unit with Belfast Earthenware enamel sink, space for washing machine, 800mm x 800mm corner unit, 600mm cutlery and pan drawers, 4-ring gas hob, extractor hood, 600mm base unit, 400mm magic corner unit with wire baskets, 900mm and 400mm base units, 600m tall unit and double cavity stainless steel and glass fan oven/oven grill, space for upright fridge freezer.

First Floor:

LANDING:

Plain plaster ceiling, access to loft space, airing cupboard.

BATHROOM: 8'4 x 6'4

Twin rear aspect PVC windows, side aspect PVC window, chrome heated towel rail, LED downlighting, extractor fan, "Amtico" flooring, shower enclosure with "Mira Excel" thermostatic power shower, sliding head support, panel enclosed bath with aqua panel surrounds, wash hand basin with cupboard under, concealed cistern dual flush WC.

BEDROOM ONE: 12'8 x 12'2

Front aspect PVC window, coving, laminate flooring, built-in wardrobe, radiator, TV lead.

BEDROOM TWO: 12'3 x 9'5

Rear aspect PVC window, coving, laminate flooring, built-in wardrobe, radiator.

BEDROOM THREE: 9'3 x 7'11

Front aspect PVC window, coving, laminate flooring, built-in bulkhead wardrobe, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

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Front



Living Room



Living Room



Living Room



Kitchen Diner



Kitchen Diner



Kitchen Diner



Kitchen Diner

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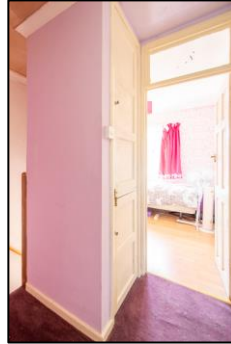
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Kitchen Diner



Landing



Bathroom



Bathroom



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three

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Bedroom Three



Rear Garden



Rear Garden



Rear Garden



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Space for Notes:

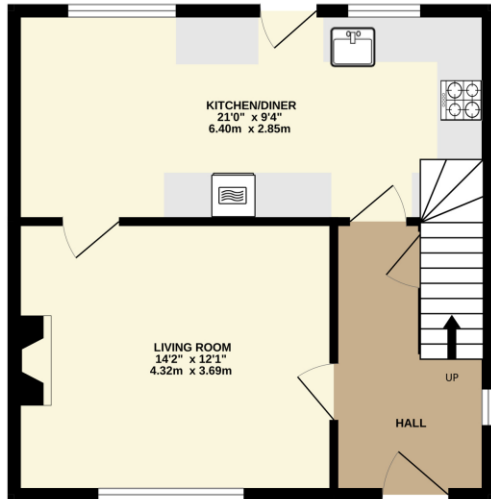
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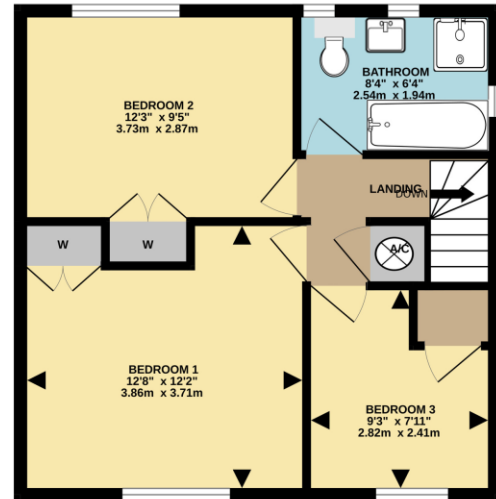
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GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



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TOTAL FLOOR AREA : 895 sq.ft. (83.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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