

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



40 Manston Close, Bicester, Oxfordshire. OX26 4FB

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922

40 Manston Close, Bicester, Oxfordshire. OX26 4FB



Three Bedroom Mid Terrace with a Cloakroom, Living Room, Kitchen Diner, Conservatory and Bathroom. Westerly Facing Garden, Garage and Parking at the End of the Terrace

FREEHOLD

£ 325,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Living Room open plan to
- ❖ Kitchen Diner with French doors to
- ❖ Conservatory
- ❖ Landing, Three Bedrooms
- ❖ Bathroom
- ❖ Gas to Radiator Heating
- ❖ PVC Double Glazed
- ❖ Garage & Driveway

VIEWING
APPOINTMENT:

DAY:

TIME:

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922

Key Facts for Buyers:

EPC: Rating C (73)
Council Tax: Band C
Approx. £2,090 per annum.

Ground Floor:

Outside courtesy light, part glazed PVC front door (*installed January 2024*) to:-

ENTRANCE HALL:

RCD/MCB electricity consumer unit, click laminate flooring, radiator.

REFITTED CLOAKROOM: 5'11 x 2'10

Front aspect PVC window, click laminate flooring, dual flush close coupled WC, wash hand basin.

LIVING ROOM: 14'11 x 13'2

Front aspect window, radiator, click laminate flooring, TV & satellite connections, telephone point, under-stairs cupboard, staircase, central heating thermostat, open plan to:-

KITCHEN-DINER: 14'11 x 10'5

Rear aspect PVC French doors to the conservatory, rear aspect PVC window, radiator, click laminate flooring to the kitchen area and click-laminate in the dining area, two built-in cupboards. Range of base and wall units with roll-edge laminate worktops and Travertine tiled surrounds, space for washing machine, stainless steel sink, space for slot-in cooker, tray space, tall fridge freezer.

CONSERVATORY: 12'0 x 10'4

Brick cavity base with plaster side walls, PVC window sections, polycarbonate sandwich pitched roof, click laminate flooring, electric fireplace.

First Floor:

LANDING:

Plain plaster ceiling, access to loft space (*hard wired light, part-boarded, Baxi Combi 105 HE boiler*), airing cupboard.

BATHROOM: 6'9 x 5'6

Rear aspect PVC window, plain plaster ceiling, down lighting, vinyl flooring, radiator, shower bath with hand held shower attachment and a thermostatic shower with a fixed rain head, screen, wash hand basin with cupboard under, shaver socket, dual flush close coupled WC.

BEDROOM ONE: 11'11 x 8'8

Front aspect PVC window, down lighting, radiator, built-in wardrobe, dimmer switch.

BEDROOM TWO: 9'9 x 7'9

Rear aspect PVC window, down lighting, radiator, laminate floor tiles, built-in wardrobe, dimmer switch.

BEDROOM THREE: 9'0 x 6'0

Front aspect PVC window, radiator, built-in stairs bulkhead wardrobe.

Outside:

FRONT GARDEN: Refer to photo.

REAR GARDEN: Refer to photo.

Westerly facing.

GARAGE:

Up-and-over door, driveway parking for a car or two, depending on size.

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

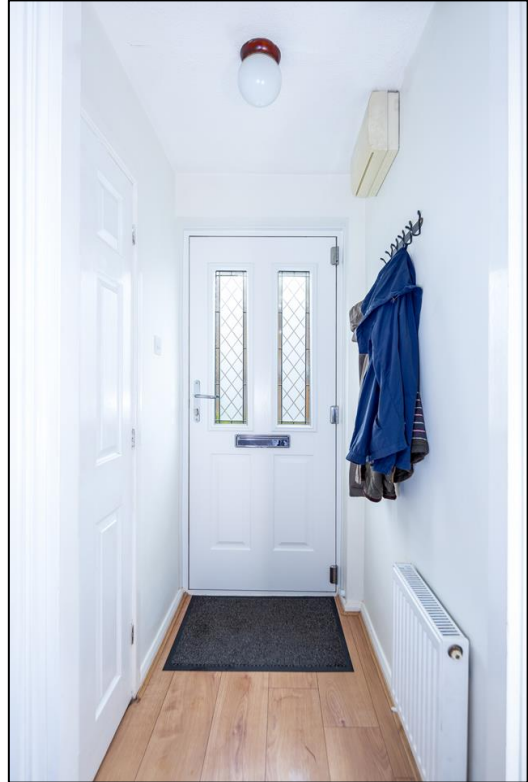
Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

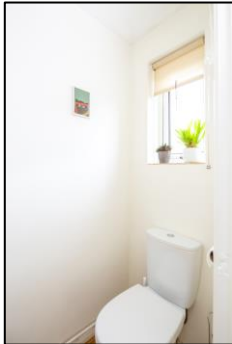
249922



Front



Entrance Hall



Cloakroom



Kitchen Diner

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

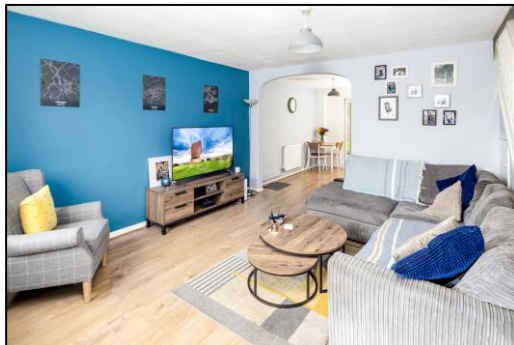
Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



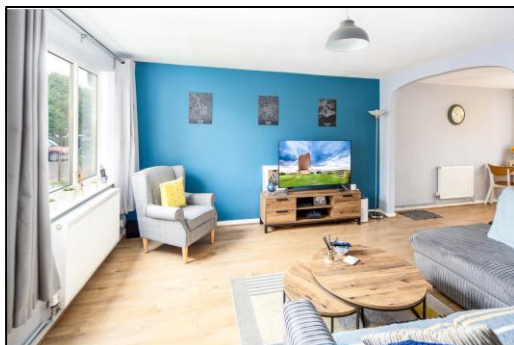
Living Room



Living Room



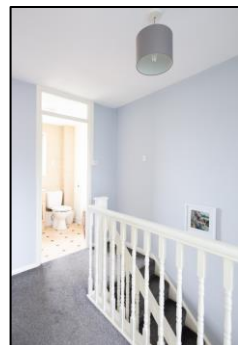
Conservatory



Living Room



Landing



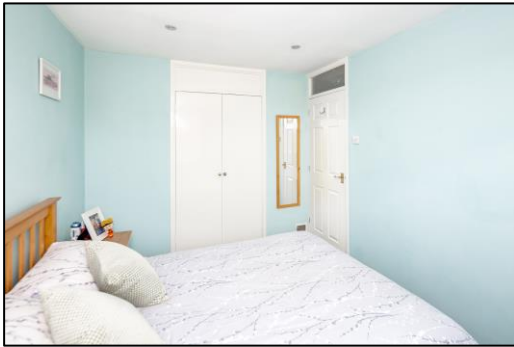
BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

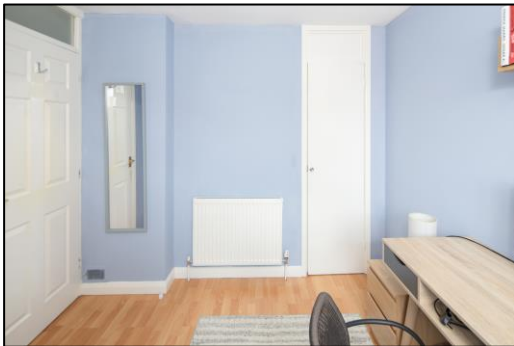
249922



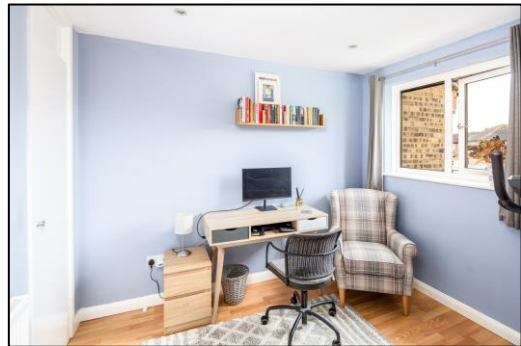
Bedroom One



Bedroom One



Bedroom Two



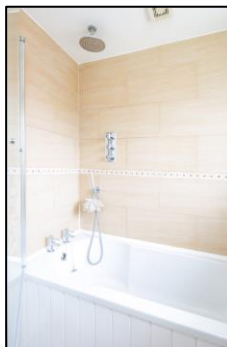
Bedroom Two



Bedroom Three



Bedroom Three



Bathroom

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922



Rear Garden



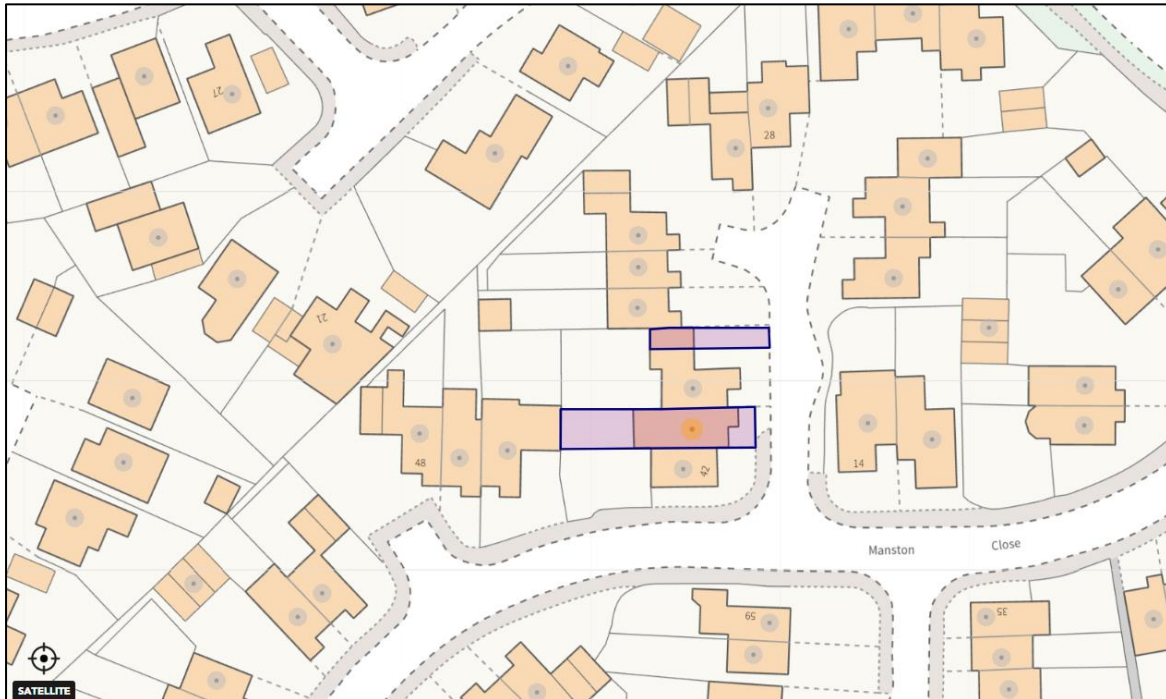
Rear Garden



Rear Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC



Land Registry Plan

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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