

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



31 East Hawthorn Road, Ambrosden, Bicester, OX25 2SL

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

31 East Hawthorn Road, Ambrosden, Bicester, OX25 2SL



**Two Bedroom End of Terraced House with Living Room,
Kitchen Diner, Shower Room, Front and Rear Gardens
and Two Allocated Parking Spaces**

FREEHOLD

£ 300,000

- ❖ Entrance Hall
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Landing
- ❖ Two Bedrooms
- ❖ Shower Room
- ❖ Front and Rear Gardens
- ❖ Two Allocated Parking Spaces
- ❖ Village Location

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 (70)
Council Tax: Band B
Approx. £1,829 per annum.

Management Fees

Management Company: PREIM Limited
Approximately £33 per month (2024-2025).

Ground Floor:

PITCHED OPEN PORCH:

Part glazed PVC front door to:

ENTRANCE HALL:

Plain plaster ceiling, radiator, Oak flooring, staircase, central heating thermostat.

LIVING ROOM: 16'4 x 10'8

Front aspect PVC window, rear aspect French doors, plain plaster ceiling, radiator, Oak flooring, marble fireplace, hearth, surround and mantle with inset electric fire, TV point.

KITCHEN DINER: 16'4 x 12'9 narrowing to 9'6 narrowing to 8'8

Rear aspect PVC window, rear aspect half glazed PVC door, side aspect PVC window, front aspect PVC window, plain plaster ceiling, laminate flooring, built-in cupboard enclosing "Ideal Exclusive 30" boiler, understairs cupboard. Range of base and eye level units, square edge laminate worksurfaces, tiled surrounds, stainless steel sink, 1000mm base unit with two 500mm doors, 500mm drawers, 1100mm corner base unit with 500mm door, space for washing machine, stainless steel and glass fan oven/grill, 4-ring stainless steel gas hob, space for undercounter fridge, space for undercounter freezer, breakfast bar, further units, 1000mm base unit and two 500mm doors, 500mm base unit.

First Floor:

LANDING:

Rear aspect PVC window, plain plaster ceiling.

SHOWER ROOM: 6'4 x 5'5

Rear aspect PVC window, plain plaster ceiling, LED downlighting, ceramic tiled flooring, fully tiled walls, chrome heated towel rail, 900mm x 900mm shower enclosure, thermostatic shower, sliding head support and extractor fan/downlight combination, concealed cistern dual flush WC, inset wash hand basin with built-in furniture (*refer to photographs*).

BEDROOM ONE: 16'5 x 10'8

Front aspect PVC window, rear aspect PVC window, over stairs wardrobe, two x built-in 1400mm wardrobes, Oak flooring, radiator.

BEDROOM TWO: 10'7 x 9'7 and built-in wardrobe

Front aspect PVC window, plain plaster ceiling, access to loft space, Oak flooring, radiator, built-in wardrobe.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Outside tap, 305⁰ North West, patio, 7'8 x 9'10 timber shed, 6'0 x 2'6 timber open store.

PARKING:

Two allocated parking spaces.

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



Front and Parking



Front Door and Entrance Hall



Living Room



Living Room



Living Room



Kitchen Diner



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



Kitchen Diner



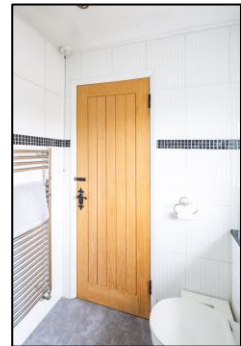
Kitchen Diner



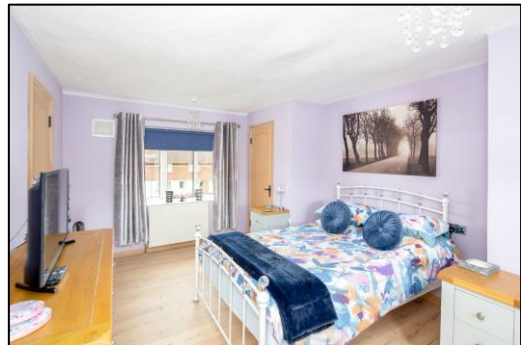
Shower Room



Shower Room



Landing



Bedroom One



Bedroom One



Bedroom One

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



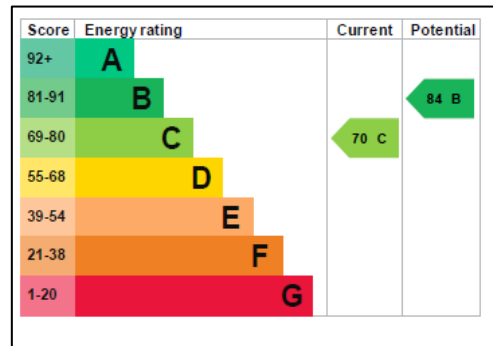
Bedroom Two



Bedroom Two



Rear Elevation



EPC



Rear Garden

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

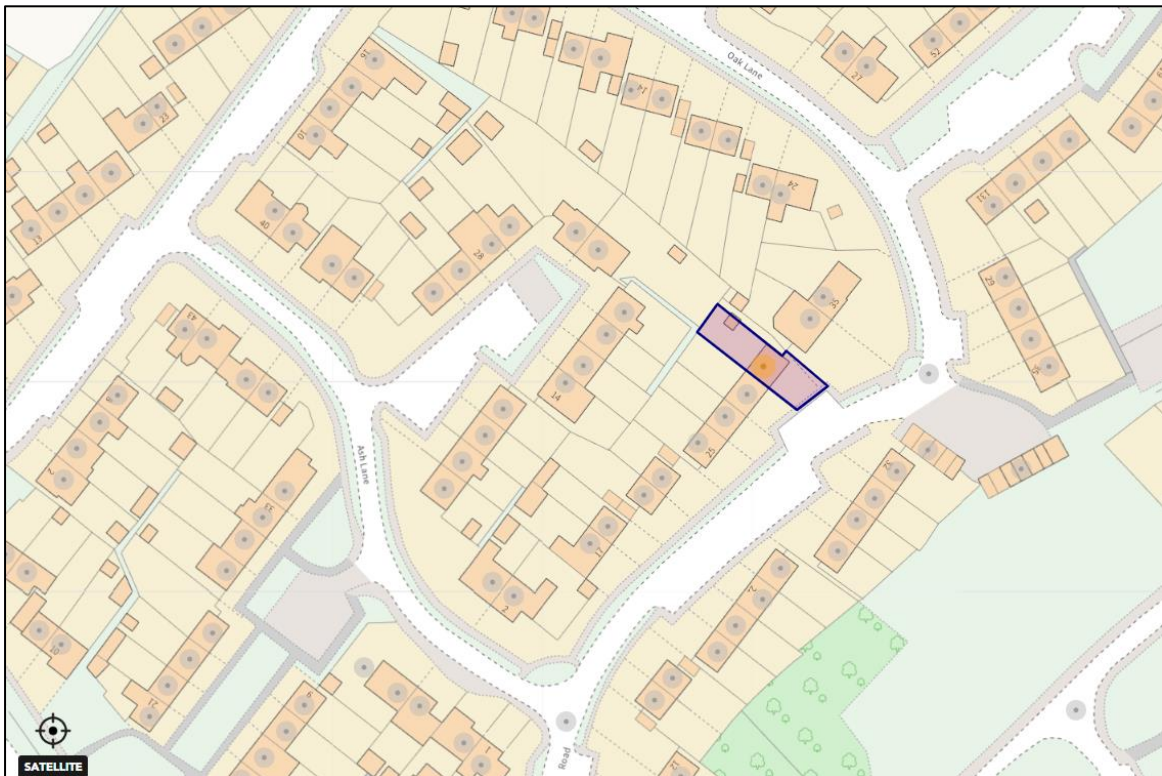
Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Rear Garden



Land Registry Plan

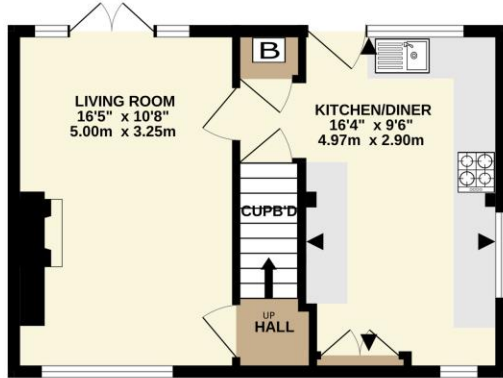
BARTON FLEMING

INDEPENDENT ESTATE AGENTS

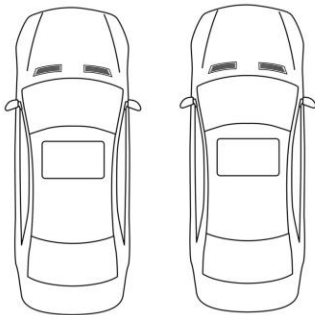
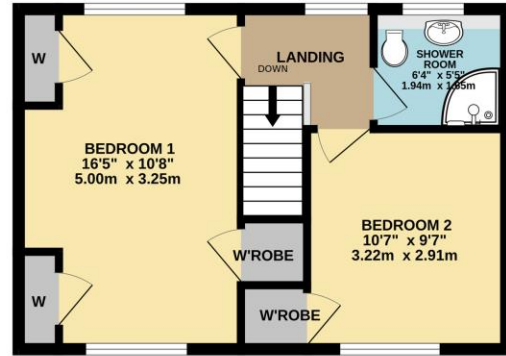
Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)
249922

GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



31 EAST HAWTHORN ROAD, AMBROSDEN, OXON. OX25 2SL

TOTAL FLOOR AREA: 751 sq.ft. (69.8 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.

Made with Metropix ©2024

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.