

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



4 Somerton Road, Upper Heyford, Nr Bicester, OX25 5LB

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Web: www.bartonfleming.co.uk
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

4 Somerton Road, Upper Heyford, Nr Bicester, OX25 5LB



A Two Bedroom End of Terrace Cottage in the Village of Upper Heyford with a Living Room with Wood Burning Stove, Solar Panels, Dining Kitchen and Ground Floor Bathroom.

FREEHOLD

£ 235,000

- ❖ Solar PV Panels
- ❖ Wooden Storm Porch
- ❖ Entrance Hall
- ❖ Living Room with Wood Burning Stove and Window Seat
- ❖ Dining Kitchen
- ❖ Downstairs Bathroom/WC
- ❖ One Double Bedroom and One Single Bedroom
- ❖ PVC Glazing
- ❖ Allotments available opposite property via Allotment Association
- ❖ Two Doors Down from Local Freehouse Pub and approx. 1 mile from Shops, Dentist, Hotel, Bowling Alley and Other Amenities

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of D (55).

Council Tax: Band C

Approx. £2,090 per annum.

Ground Floor:

TIMBER STORM PORCH

Pitched composite slate tile roof, larch lap timber side panels and fascias, wood effect PVC opaque leaded light double glazed front door to:

ENTRANCE HALL: 6'1 x 3'9

Electric panel radiator with thermostat and digital controls, latch and brace doors to living room and downstairs bathroom /WC, travertine ceramic tiled floor.

DOWNSTAIRS BATHROOM: 6'9 X 4'2

PVC double glazed window to front aspect, exposed timbers to ceiling, travertine ceramic tiled walls, heated towel radiator, dual flush close couple WC, 5ft panel bath with chrome mixer tap and shower attachment, "Triton Enrich" electric shower over bath, sliding head support, pedestal wash hand basin.

LIVING ROOM: 11'11 max x 12'0 narrowing to 8'7

PVC double glazed window to front aspect with window seat, tiled fireplace with wooden mantel housing cast iron wood burning stove fire, tiled and brick hearth, painted ceiling timbers, electric panel radiator with thermostat and digital controls, engineered oak wood flooring, telephone point, built-in storage cupboard with latch and brace door. Latch and brace doors to stairwell and dining kitchen.

DINING KITCHEN: 8'3 x 11'4

PVC window to side aspect, exposed timbers to semi-vaulted ceiling, ceramic tiled floor, electric radiator, airing cupboard. Range of base and eye level units, roll edge laminate worksurface, tiled surrounds, 800mm base unit with two 400mm doors, stainless steel sink, 640mm space for washing machine, 400mm base unit, 400mm drawers, stainless steel and glass fan oven/grill, 4-ring ceramic electric hob, stainless steel extractor hood, 800mm base unit with two 400mm doors, 650mm space for fridge freezer.

First Floor

LANDING: 5'2 x 7'10

Enclosed stair well with engineered oak stairs and landing floor, smoke alarm, electric panel radiator with thermostat and digital controls

BEDROOM ONE: 12'0 x 8'7

PVC window to front with tiled window sill, electric panel radiator with thermostat and digital controls, engineered oak wood floor.

BEDROOM TWO: 8'5 x 6'8

PVC window to front aspect, with quarry tiled windowsill, electric panel radiator with thermostat and digital controls, access to loft, engineered oak wood floor.

Outside

Solar PV panels, newly installed in 2017.

PARKING IS IN STREET

ALLOTMENT:

There are allotment plots available located opposite the cottage. Applications and fees apply.

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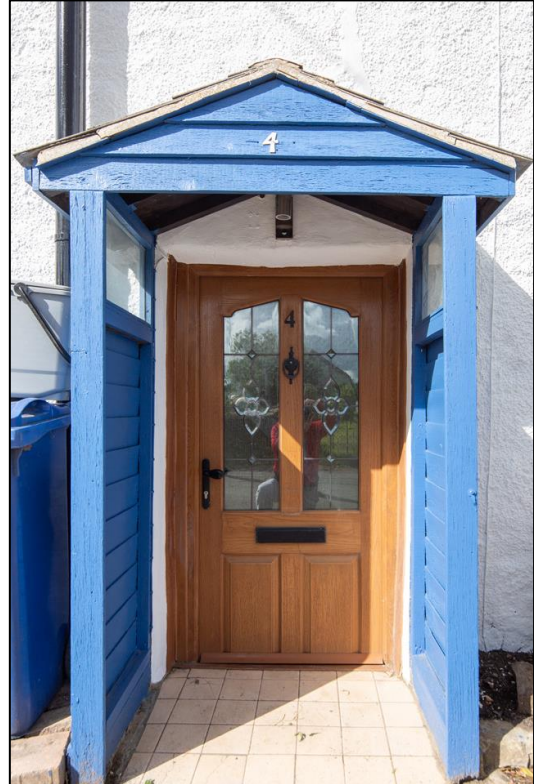
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Front



Front Porch



Entrance Hall



Ground Floor Bathroom



Ground Floor Bathroom



Ground Floor Bathroom



Living Room

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Living Room



Living Room



Living Room



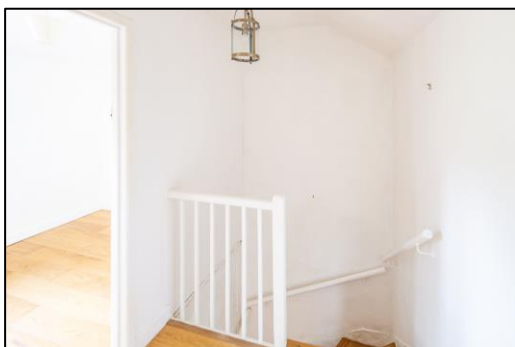
Dining Kitchen



Dining Kitchen



Dining Kitchen



Landing



Bedroom One

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Bedroom One



Bedroom One



Bedroom Two

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

EPC



Land Registry Plan

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Notes for Solicitors:

Installation of windows and doors

[Building Control Application: FENSA/01399/2004 - Planning register | Planning register | Cherwell District Council](#)

Installation of New Kitchen Electrical Circuit

[Building Control Application: CP/NICEIC/00129/2010 - Planning register | Planning register | Cherwell District Council](#)

One or more circuits replacement consumer unit

[Building Control Application: CP/NICEIC/02923/2015 - Planning register | Planning register | Cherwell District Council](#)

Lighting circuit

[Building Control Application: CP/NICEIC/00128/2010 - Planning register | Planning register | Cherwell District Council](#)

Installation of new door

[Building Control Application: CP/FENSA/00398/2010 - Planning register | Planning register | Cherwell District Council](#)

Installation of photovoltaic system

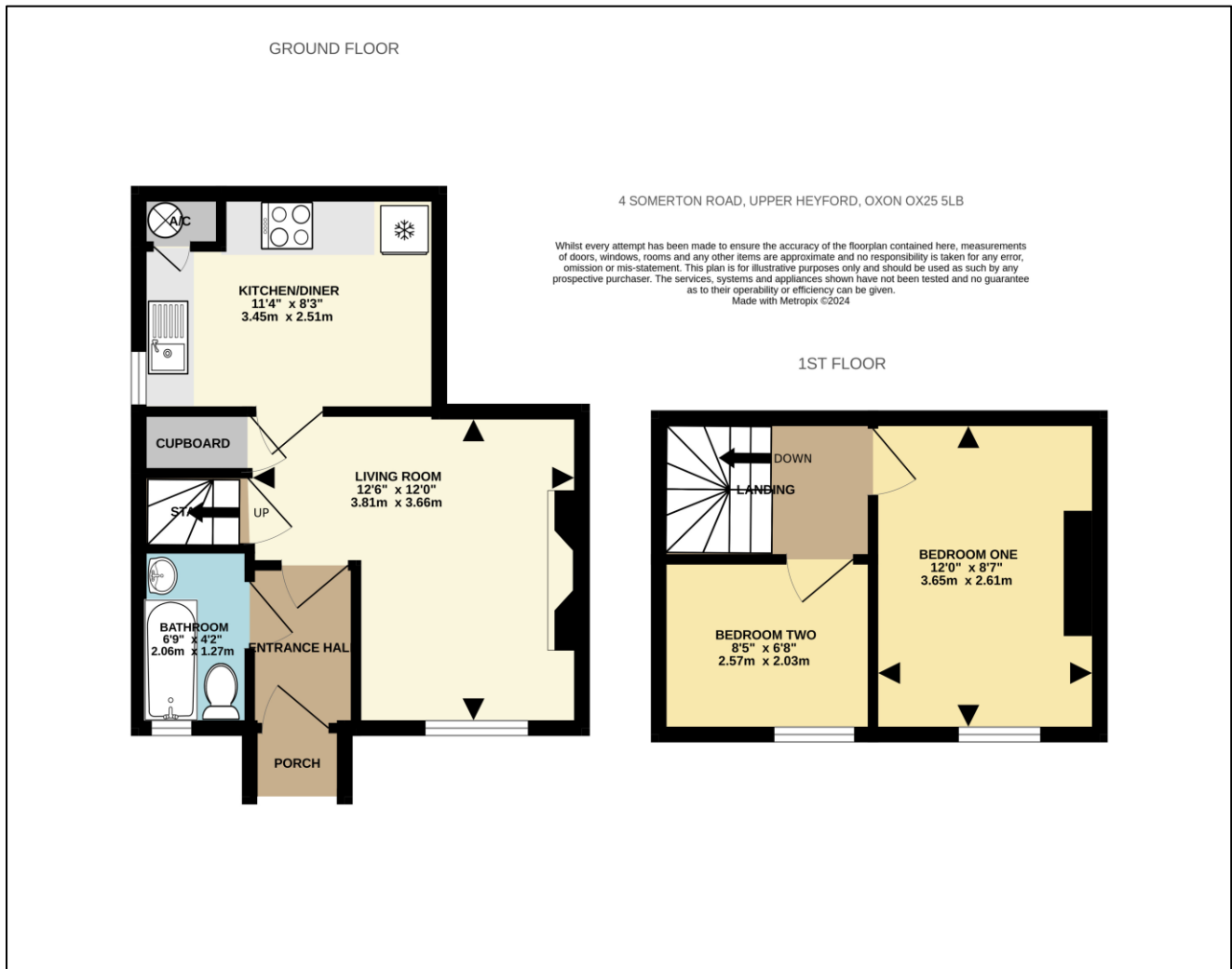
[Building Control Application: CP/NAPIT/00225/2017 - Planning register | Planning register | Cherwell District Council](#)

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