

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**29 Little Marsh Road, Little Marsh,
Marsh Gibbon, Buckinghamshire.
OX27 0AF**



View to the rear

BARTON FLEMING

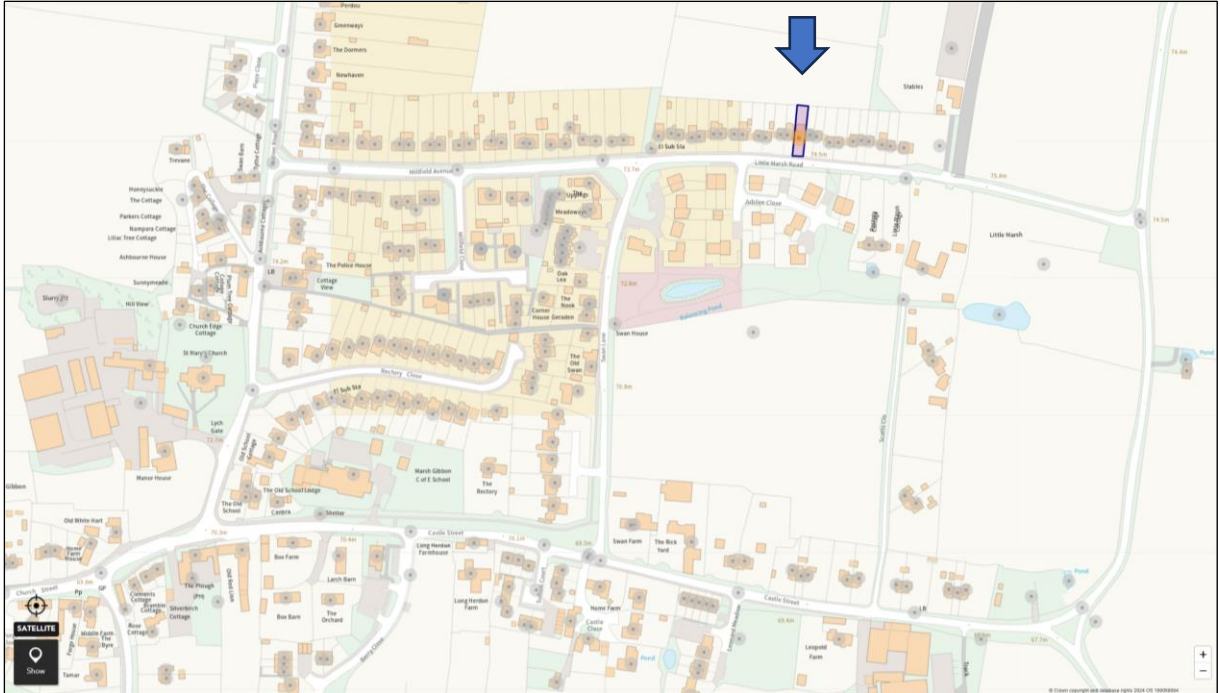
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

29 Little Marsh Road, Marsh Gibbon, Bicester. OX27 0AF



Overlooking Paddock to the Rear an Extended Three Bedroom End-Terrace with a 17Ft x 18½Ft Kitchen-Breakfast-Diner, 13Ft Utility Room, Car Port & Further Parking.

FREEHOLD

£ 425,000

- ❖ 5 Miles from Bicester
- ❖ Overlooking Paddock to the Rear
- ❖ Edge of Sought After Village Location
- ❖ Village Amenities: Shop / Post Office, Pub serving food, Junior School, Village Hall & Play Park, Tennis Club, Builders Merchant, Plant Hire Centre & Trade's Suppliers, Fuel Merchant's, Auto Mechanic's, Milk and egg supplies direct from the farms.
- ❖ Entrance Hall, Cloakroom, 15Ft x 11Ft Living Room
- ❖ Centre Island Kitchen-Breakfast-Dining Room Extended to roughly double the original size.
- ❖ 13Ft Utility Room, Landing, Three Bedrooms, Bathroom
- ❖ Car Port & Further Parking for 2 cars.

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Key Facts for Buyers:

EPC: Rating of D (68).
Council Tax: Band C
Approx. £2,032 per annum.

Ground Floor:

ENTRANCE HALL:

Outside courtesy light, part-glazed PVC front door to:-

CLOAKROOM: 6'9 x 2'11.

Plain plaster ceiling, coving, RCD/MCB electricity consumer unit, 'Gigaclear' fibre broadband hub.

LIVING ROOM: 15'0 x 10'10 narrowing to 9'10.

Front aspect PVC window, plain plaster ceiling, coving, radiator, TV point.

KITCHEN-BREAKFAST-DINING ROOM: 16'10 narrowing to 13'7 x 18'7, overall.

Dining Area: 16'10 x 9'7.

Plain plaster ceiling, down lighting, coving, radiator, engineered Oak flooring. Open plan to:

Kitchen-Breakfast Area: 9'0 x 13'7.

Rear aspect PVC window, rear aspect sliding patio door to the garden, engineered Oak flooring, radiator. Range of tall, base and eye level units with roll-edge laminate worktops and breakfast bar, tiled surrounds, space for 600mm wide fridge freezer, 300mm tall slide out larder unit, double cavity fan oven & oven-grill, 300mm tall unit, 400mm angled base unit, 500mm base unit, 600mm drawers, 1000mm right-hand corner base with 500 door and magic corner kidney trays, 450mm base unit, 600mm base unit, 1½ bowl stainless steel sink, 600mm integrated dishwasher. Centre island around the pillar with breakfast bar and 4-ring ceramic hob, stainless steel and glass extractor hood, 1000mm pan drawers.

UTILITY ROOM: 13'0x 6'0 narrowing to 3'5.

Side aspect PVC half glazed door to the garden, rear aspect PVC window, plain plaster ceiling, extractor fan, down lighting, coving, engineered Oak flooring, boiler cupboard housing oil fired boiler, range of base units, roll edge laminate worktop and tiled surrounds, spaces for washing machine and tumble dryer and under counter fridge or freezer.

First Floor:

LANDING:

Plain plaster ceiling, loft hatch, coving, bulkhead wide airing cupboard enclosing pressurised tank.

BEDROOM ONE: 11'6 x 9'10 plus wardrobe.

Front aspect PVC window, plain plaster ceiling, radiator, built-in double wardrobe.

BEDROOM TWO: 11'8 x 8'9.

Rear aspect PVC window, plain plaster ceiling, radiator.

BEDROOM THREE: 9'9 x 7'10.

Rear aspect PVC window, plain plaster ceiling, radiator.

BATHROOM: 6'6 x 5'6.

Front aspect PVC window, plain plaster ceiling, extractor fan/light combination, laminate flooring, chrome heated towel rail, 'P' shaped shower/bath with thermostatic shower over, sliding head support, screen, inset wash hand basin, concealed cistern dual flush WC.

Outside:

FRONT GARDEN: Refer to photo.

Driveway parking for 2 cars to the side (plus one in the carport).

CAR PORT: Refer to photo.

REAR GARDEN: Refer to photos.

Open view over paddocks to the rear, patio, side gate, outside tap.



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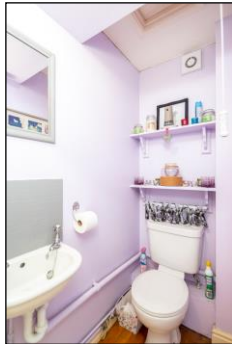
Front



Hall



Cloakroom



Living Room



Kitchen Area



Living Room



Kitchen Area



Kitchen Area

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Kitchen-Breakfast-Dining Room



Kitchen-Breakfast-Dining Room

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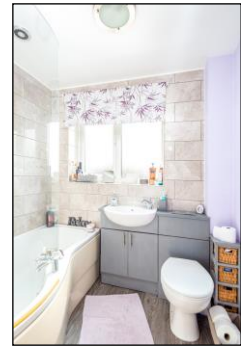
Utility Room



Utility Room



Bathroom



Bathroom & Shower over the bath detail



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

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Bedroom Three

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

E P C



Rear Garden & Outlook Left



Rear Garden & Outlook Right



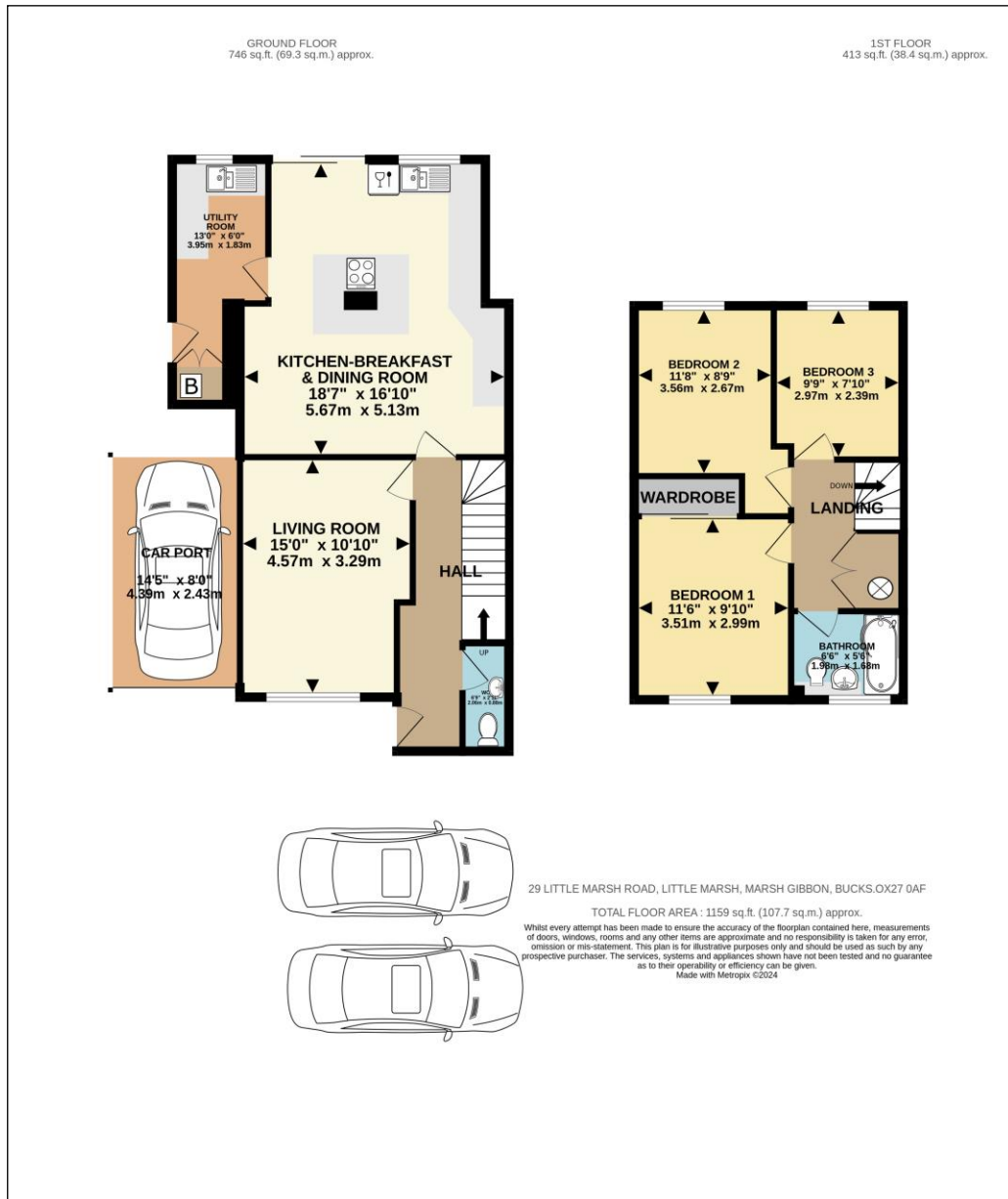
Rear Elevation

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