

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



13 The Crescent, Steeple Aston, Oxfordshire. OX25 4SL

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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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Extended and in an elevated position while overlooking fields to the rear, a two/three bedroom end-of-terrace house with living room, kitchen breakfast room, utility area, and wet room. Front and rear gardens and off-road parking for two to three cars.

FREEHOLD

£ 300,000

- ❖ Solidly Built Ex-local Authority Property
- ❖ Recently Replastered, Re-Carpeted and Replaced Radiators
- ❖ Living Room with Wood Burner
- ❖ Kitchen Breakfast Room & Utility Area
- ❖ Two first floor and one ground floor bedroom (all doubles)
- ❖ Wet room accessed from the utility and bedroom 3
- ❖ Gas to radiator heating
- ❖ Front and Rear Gardens, Off-Road parking for two to three cars
- ❖ Overlooking fields to the rear
- ❖ Gnd fl bedroom en-suite to wet room – custom built for a disabled person

VIEWING
APPT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of C (69).

Council Tax: Band B

Approx. £1,829 per annum.

Ground Floor:

STORM PORCH:

Part glazed PVC front door to:

ENTRANCE HALL:

Replastered plain plaster ceiling, new radiator, new thermostat, staircase, new carpet.

LIVING ROOM: 13'0 extending to 16'3 x 11'9.

Front aspect PVC window, replastered plain plaster ceiling, new radiator, new 4.8kw multi-fuel stove, new carpet.

KITCHEN DINER: 16'3 x 8'0.

Side aspect half glazed PVC door, side aspect PVC window, replastered plain plaster ceiling, new radiator, ceramic tiled floor. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, 600mm base unit, 600mm base unit, 600mm drawers, 780mm corner base unit with 400mm door, 300mm base unit, stainless steel and glass fan oven/grill, 4-ring ceramic hob, extractor hood, 200mm tray space, 500mm base unit, 1000mm base unit with two 500mm doors, 600mm space for washing machine.

UTILITY AREA: 6'9 x 6'0.

Side aspect PVC window, replastered plain plaster ceiling, RCD electricity fuse board, ceramic tiled floor, worksurface, spaces for washing machine & tumble dryer.

WET ROOM: 7'8 x 6'1.

Plain plaster ceiling, extractor fan, "Amtico" non-slip flooring, chrome heated towel rail, corner wash hand basin, dual flush close coupled WC, wet area and floor drain, "Redring Pure" electric shower, sliding head support.

FAMILY ROOM / BEDROOM THREE: 12'0 x 11'3.

Rear and side aspect PVC windows, side aspect glazed PVC door, replastered plain plaster ceiling, coving, new radiator, laminate flooring,

First Floor:

LANDING:

Side aspect window, plain plaster ceiling, access to loft space.

BEDROOM ONE: 11'9 x 13'4.

Front aspect PVC window, replastered plain plaster ceiling, "Worcester Greenstar Ri" boiler, airing cupboard, built-in wardrobe, new radiator, new carpet.

BEDROOM TWO: 14'1 x 7'11.

Rear aspect PVC window, side aspect PVC window, replastered plain plaster ceiling, new radiator, new carpet.

Outside:

FRONT GARDEN: Refer to photograph.

Off-road parking for three cars.

REAR GARDEN: Refer to photographs.

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Front Door/Entrance



Living Room



Living Room



Multi-Fuel Stove



Living Room



Kitchen Diner



Kitchen Diner open to Utility Area

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Kitchen Door & Utility Area



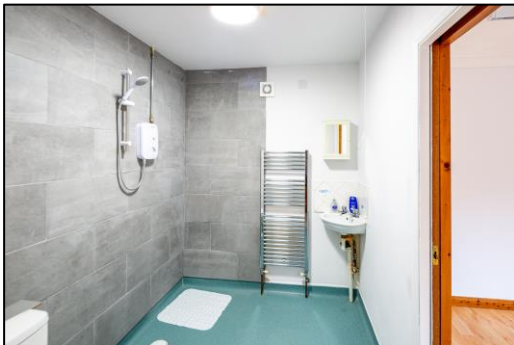
Ground Floor Bedroom



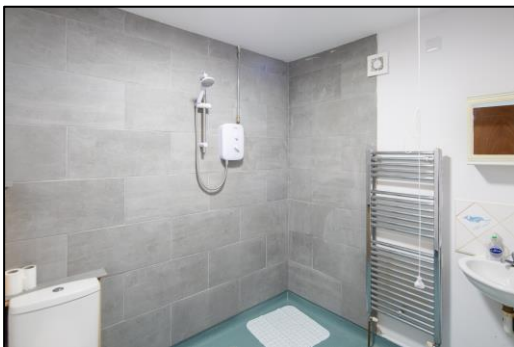
Ground Floor Bedroom



Ground Floor Bedroom to Wet Room



Wet Room



Wet Room



Landing

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Bedroom Two



Bedroom Two



View from Bedroom Two



Bedroom One



Bedroom One



Bedroom One



Rear Garden



Front Garden & Parking

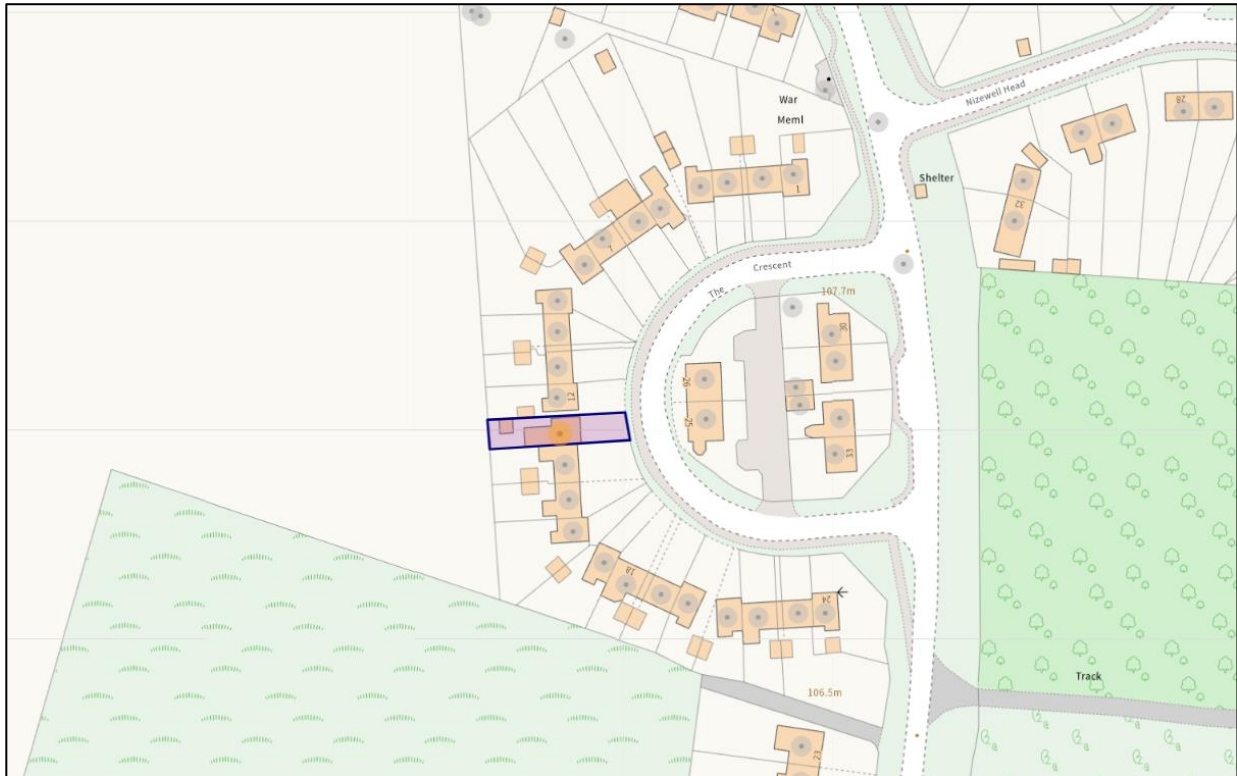
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Notes for Solicitors

Single storey rear extension to provide facilities for disabled person

[Planning application: 04/00405/F - Planning register | Planning register | Cherwell District Council](#)

Installation of gas boiler

[Building Control Application: CP/GASAFE/01842/2013 - Planning register | Planning register | Cherwell District Council](#)

Extension to provide facilities for disabled person

[Building Control Application: 04/00246/DISFPD - Planning register | Planning register | Cherwell District Council](#)

Circuit alteration or addition in a kitchen/special location

[Building Control Application: CP/ELECSA/01479/2015 - Planning register | Planning register | Cherwell District Council](#)

Install a flue liner. Install a solid fuel dry fuel room heater, stove or cooker

[Building Control Application: 23/31347/CP - Planning register | Planning register | Cherwell District Council](#)

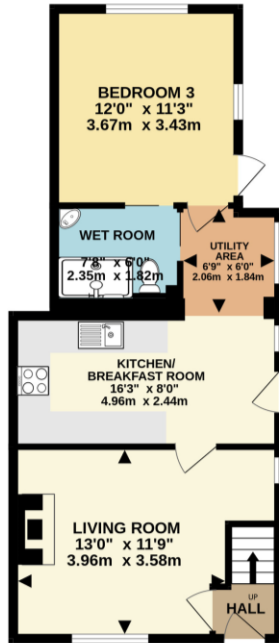
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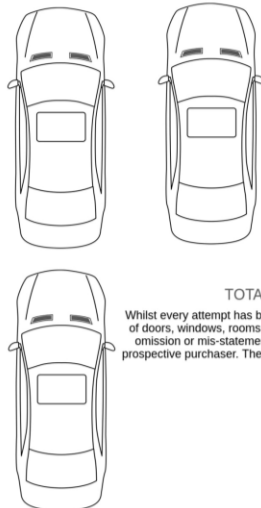
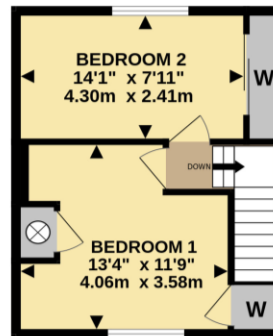
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GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.7 sq.m.) approx.



13 THE CRESCENT, STEEPLE ASTON.

TOTAL FLOOR AREA : 853 sq.ft. (79.2 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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