

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



3 Silibaravi Drive, Graven Hill, Oxfordshire. OX25 2AX

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

3 Silibaravi Drive, Graven Hill, Oxfordshire. OX25 2AX



Situated on Graven Hill, a Particularly Spacious Two Bedroom Terraced House with Cloakroom, Kitchen, Living Room, Bathroom, Front and Rear Gardens, off-Road Parking for One Car.

FREEHOLD (with fees)

£ 335,000

- ❖ Storm Porch
- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Kitchen
- ❖ Living Room
- ❖ Landing
- ❖ Two Bedrooms and Bathroom
- ❖ Front and Rear Gardens
- ❖ Off-Road Parking for One Car
- ❖ Close to Local Amenities

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 of B (85).
Council Tax: Band C
Approx. £2,090 per annum.

Freehold Fees:

£24 per calendar month, payable six monthly, to management company, Living City.

Ground Floor:

STORM PORCH:

Outside courtesy light, outside electric meter box, security front door with adjacent window.

ENTRANCE HALL: 15'8 x 6'2

Plain plaster ceiling, RCD/MCB electricity metal consumer unit, radiator, click laminate flooring, broadband hub, "Hive" central heating control (*mobile*), understairs recess, staircase.

CLOAKROOM: 4'10 x 3'3

Plain plaster ceiling, extractor fan, click laminate flooring, radiator, dual flush close coupled WC, pedestal wash hand basin.

KITCHEN: 12'0 x 8'1

Front aspect PVC window, plain plaster ceiling, heat recovery vent, vinyl flooring, wall mounted "Vaillant" boiler. Range of base and eye level units, roll edge laminate worksurfaces, 500mm tall unit, space for 600mm fridge freezer, 960mm corner base unit with 600mm door, space for dishwasher, 600mm base unit, 1½ bowl stainless steel sink, space for washing machine.

LOUNGE DINER: 14'7 x 13'6

Rear aspect PVC doors with windows to either side, plain plaster ceiling, radiator, built-in cupboard, satellite and Cat 5 socket.

First Floor:

LANDING:

Plain plaster ceiling, access to loft space (*part-boarded on stilts, 300mm insulation, hard wired light*).

BATHROOM: 7'7 x 7'0

Plain plaster ceiling, extractor fan, vinyl flooring, chrome heated towel rail, panel enclosed bath, mixer tap shower attachment, sliding head support, screen, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM ONE: 12'6 x 10'7 plus built-in wardrobes

Two rear aspect PVC windows, plain plaster ceiling, heat extract vent, wall-to-wall wardrobe, radiator.

BEDROOM TWO: 14'8 x 10'11

Two front aspect PVC windows, plain plaster ceiling, bulkhead cupboard, radiator, TV point.

Outside:

FRONT GARDEN: refer to photograph

Off-road parking for one car.

REAR GARDEN: refer to photographs

Gate, outside tap, patio.

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

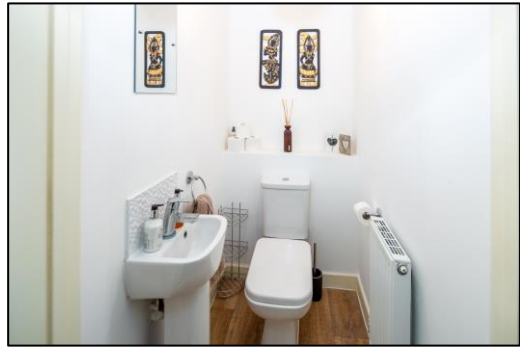
Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

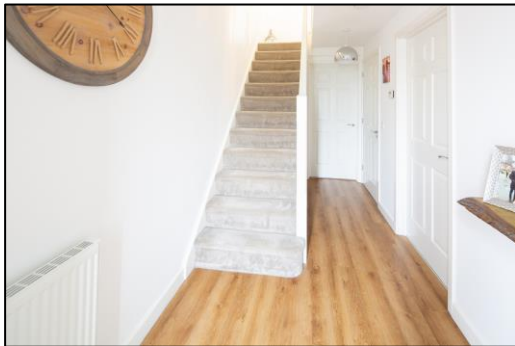
249922



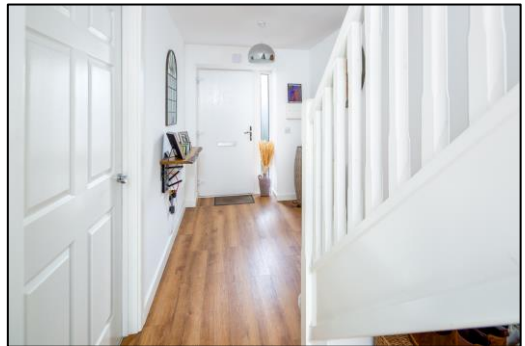
Front



Cloakroom



Entrance Hall



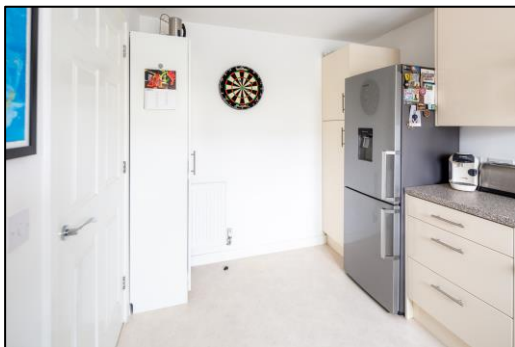
Entrance Hall



Kitchen



Kitchen



Kitchen



Kitchen

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



Lounge Diner



Lounge Diner



Lounge Diner



Lounge Diner



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



Bedroom Two



Bathroom



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



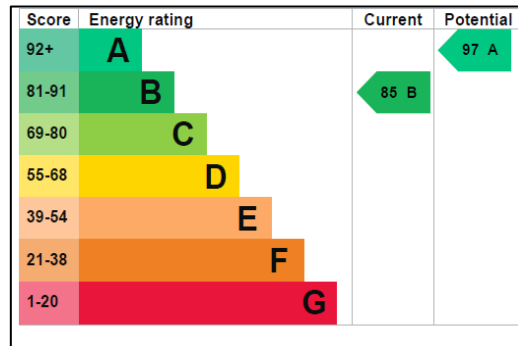
Rear Garden



Rear Garden



Street View



EPC



Land Registry Plan

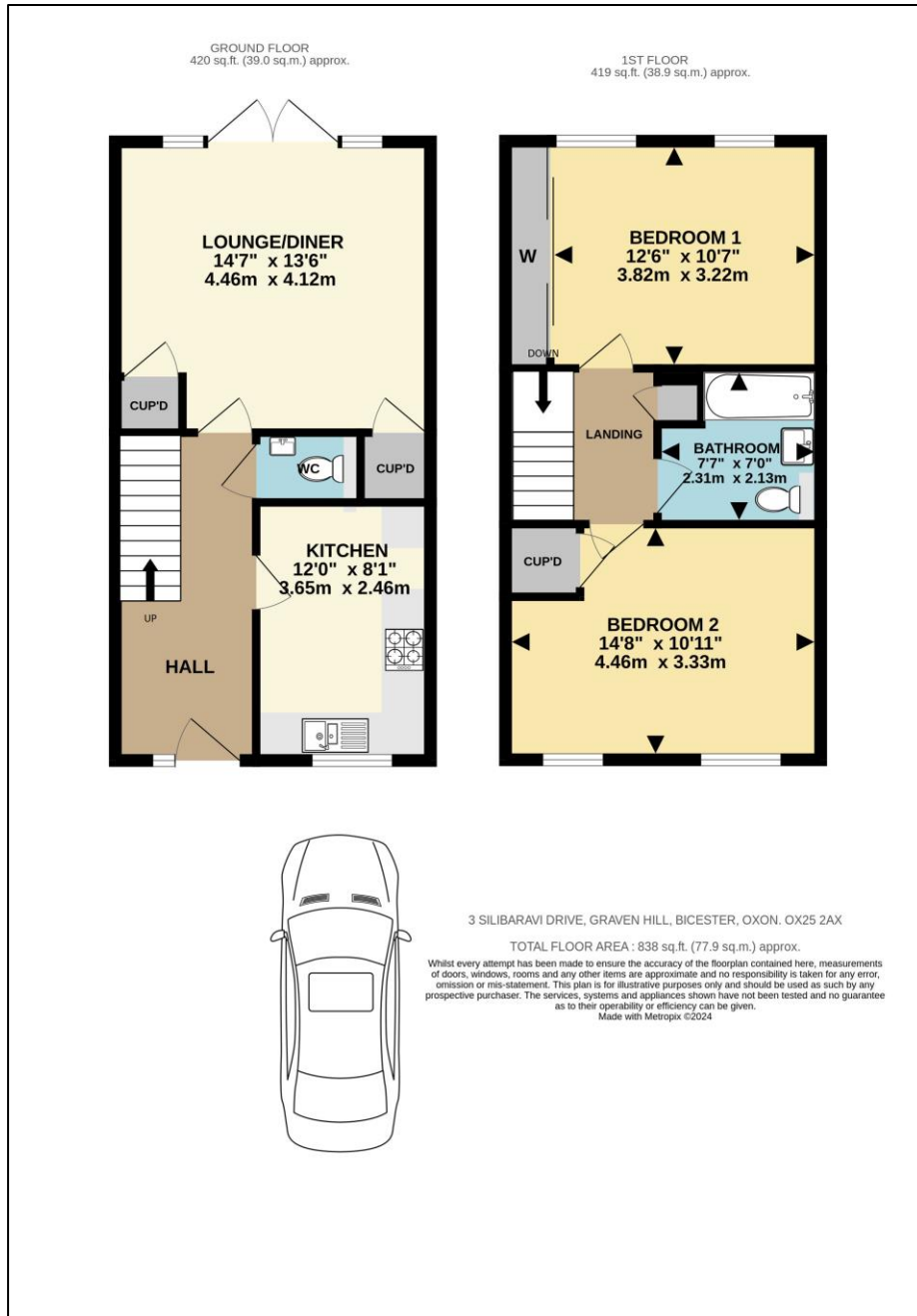
BARTON FLEMING

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.