

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**9 West Street, Steeple Claydon,
Buckinghamshire. MK18 2NT**

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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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Clean & Tidy Two Bedroom Terraced House with Porch & Outside Store, Hall, Kitchen, Lounge-Diner, Landing, Bathroom, One Double & One Single Bedroom, Front and Rear Gardens and Off-Road Parking to the rear for One Car plus Visitor Spaces.

FREEHOLD (without fees)

£ 265,000

- ❖ Open Sloping Porch & Outside Store
- ❖ Entrance Hall
- ❖ Kitchen
- ❖ Lounge Diner
- ❖ Landing, Two Bedrooms
- ❖ Bathroom
- ❖ Gas to Radiator Heating served by a 'Vaillant' Boiler
- ❖ Windows replaced in 2022
- ❖ Front and Rear Gardens
- ❖ Off-Road Parking for One Car plus Visitor Parking

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating C (73).
Council Tax: Band B
Approx. £1,778 per annum.

Ground Floor:

OPEN SLOPING PORCH:

Part glazed PVC front door.

OUTSIDE STORE:

Wall mounted "Vaillant" boiler, gas meter.

ENTRANCE HALL:

Understairs cupboard, staircase, "Karndean" flooring, radiator, BT master socket.

KITCHEN: 9'2 x 5'9.

Front PVC window, plain plaster ceiling, "Karndean" flooring. Range of base and to ceiling 900mm wall units, space for upright fridge freezer, 1000mm corner base unit with 450mm door, stainless steel and glass fan oven/grill, stainless steel gas hob, stainless steel and glass extractor hood, 450mm base unit, 970mm corner base unit with 500mm door, 1½ bowl stainless steel sink, space for washing machine.

LOUNGE DINER: 14'2 x 11'7.

Rear aspect PVC French doors, plain plaster ceiling, coving, two radiators, "Karndean" flooring, TV point.

First Floor:

LANDING:

Plain plaster ceiling, access to loft space (*drop down ladder, part-boarded*).

BATHROOM: 7'2 x 5'6.

Plain plaster ceiling, downlighting, extractor fan, vinyl flooring, chrome heated towel rail, panel enclosed bath, mixer tap shower attachment, "Mira Event X5" shower over, sliding head support, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM ONE: 11'7 x 9'1.

Rear aspect PVC window, coving, radiator.

BEDROOM TWO: 8'1 plus wardrobe and bulkhead airing cupboard x 6'10.

Front aspect PVC window, plain plaster ceiling, radiator, built-in single wardrobe, airing cupboard.

Outside:

FRONT GARDEN: Refer to photograph

REAR GARDEN: Refer to photographs

PARKING:

Off-road parking for one car plus a visitor spaces.

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Front



Entrance Hall



Kitchen



Kitchen



Lounge-Diner



Lounge-Diner



Lounge-Diner



Bathroom

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Bedroom One



Bedroom One



Bedroom Two



Parking Space to the Rear
(where the car is in the photo)



Rear Garden

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Notes for Solicitors:

The property does not have a monthly or annual management fee.

The property is owned by the sole seller, but ownership is not shared with either a housing association or the Help to Buy scheme.

The EPC expires in December 2024. We will commission a new one before exchange in readiness for a buyer.

The gas service is due shortly and the seller will book it up prior to exchange in readiness for a buyer.

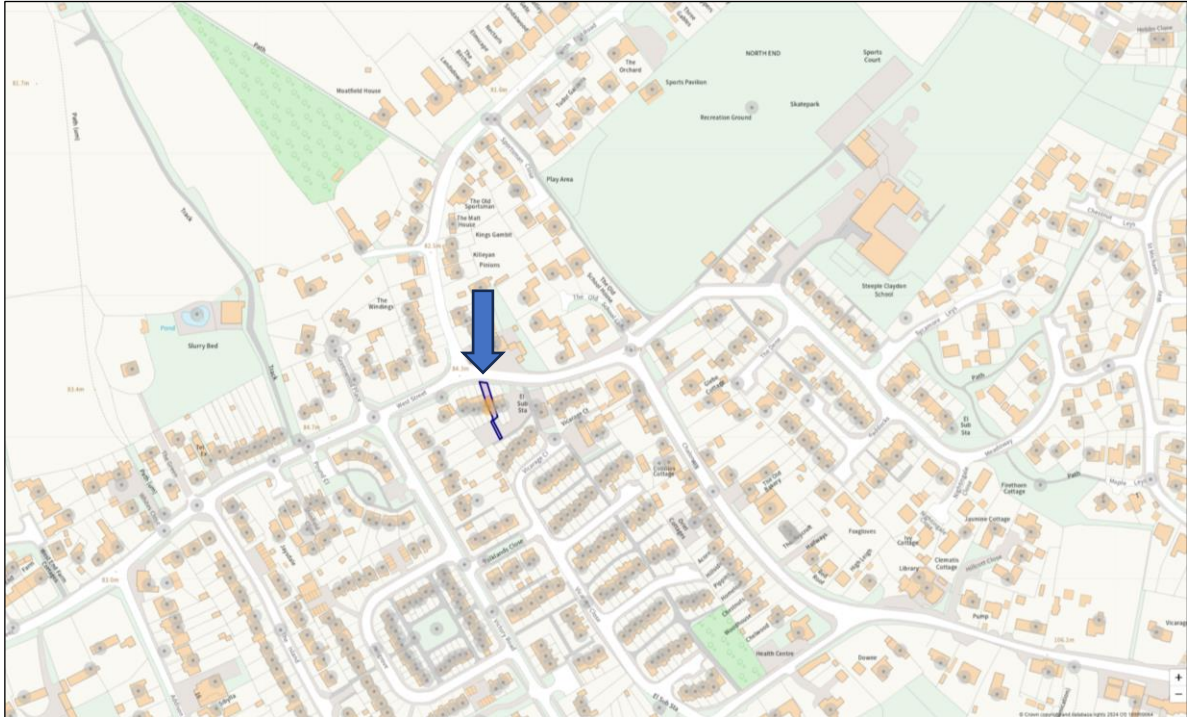
The windows & external doors throughout were installed in 2022.

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About Steeple Claydon:

There is a good sized Co-Op, Fish and Chip Shop, Molly's Café, and a Public House.

Also, Primary School with Nursery attached, Library, Village Hall, Recreation Ground with a Pavillion and a Skate Park.

Bus services run to Bicester and Buckingham.

The Fountain public house opposite the property no longer operates as a pub.

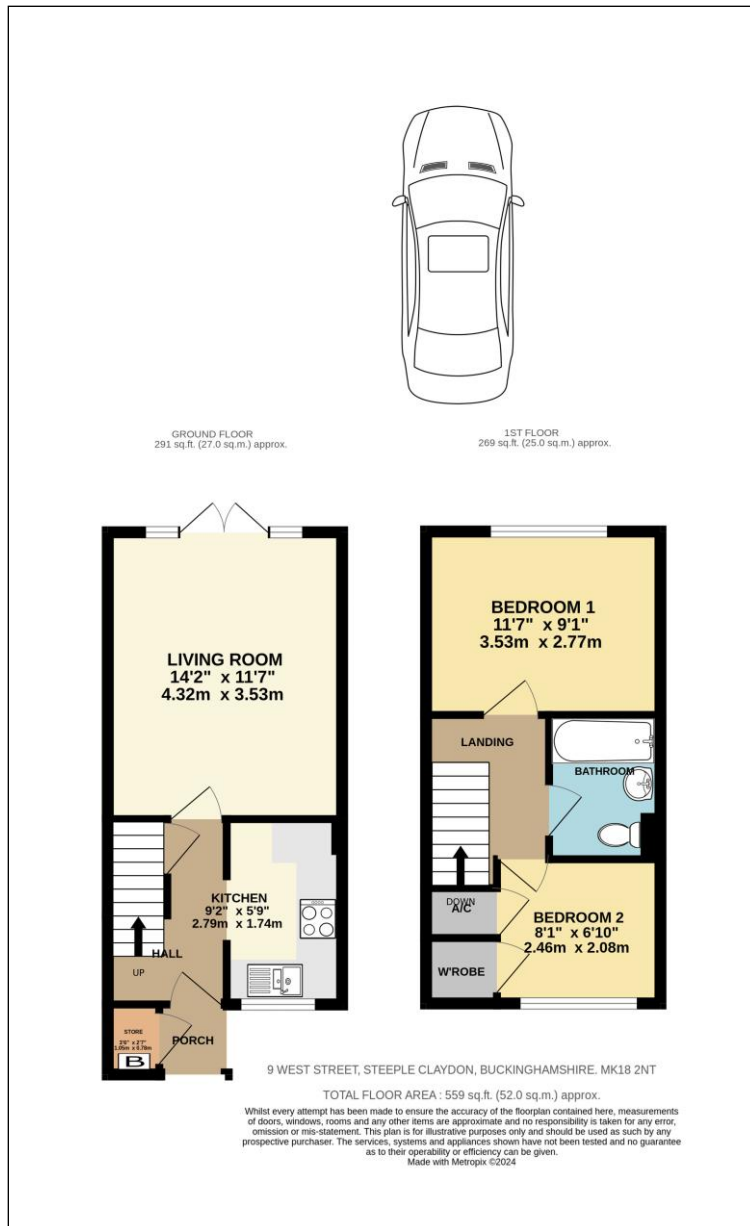
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