

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



3 Bromyard, Bicester, Oxfordshire. OX26 1FF

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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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Having Never Been Lived In, A Three Bedroom Detached House With Living Room, Kitchen Diner, Bathroom And En-Suite, Driveway Parking For Two Cars, South West Facing Garden And Solar Panels.

FREEHOLD

£ 460,000

- ❖ Storm Porch
- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Living Room
- ❖ 18ft wide Kitchen Diner
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Driveway Parking for Two Cars in Tandem
- ❖ Solar Panels

VIEWING
APPOINTMENT:

DAY:

TIME:

Key Facts for Buyers:

EPC: Rating of A (95).

Council Tax: Band D

Approx. £2,351 per annum.

Management Fee: Approx £250 per annum.

Ground Floor:

STORM PORCH:

Outside courtesy light, part glazed security front door to:

ENTRANCE HALL: 15'10 x 7'1

Plain plaster ceiling, "Karndean" flooring, radiator, understairs cupboard (*lighting and wall mounted solar panel controls*), turning staircase, built-in cupboard with lighting, ground floor central heating programmer/thermostat.

CLOAKROOM: 7'2 x 3'2

Front aspect PVC window, plain plaster ceiling, downlighting, "Karndean" flooring, chrome heated towel rail, concealed cistern dual flush WC, wall hung wash hand basin.

LIVING ROOM: 16'4 x 10'7

Front aspect PVC window, plain plaster ceiling, radiator, multimedia point and TV/FM/DAB point.

KITCHEN DINER: 18'0 x 9'6

Rear aspect PVC window, rear aspect PVC French doors to garden and patio, plain plaster ceiling, downlighting, "Karndean" flooring, radiator, TV/FM/DAB point, wall mounted "Ideal Logic Combi Code ESP138" boiler (*serviced approx. 10 months ago*), space for table and chairs. Range of base and eye level units, under-cupboard lighting, laminate upstands, integrated washing machine, 800mm cupboard with two 400mm doors, 1½ bowl stainless steel sink, 4-ring gas hob, stainless steel splashback, stainless steel extractor hood, integrated Bosch dishwasher, 780mm corner base unit with 400mm door, 800mm cutlery and pan drawer, 680mm corner base unit with 400mm door, 600mm base unit, integrated Bosch eye level fan oven/grill, integrated 70:30 Bosch fridge freezer, space for table and chairs.

First Floor:

LANDING: 10'5 x 6'4

Plain plaster ceiling, access to loft space (*light*), built-in cupboard.

BATHROOM: 6'5 x 7'3

Side aspect PVC window, plain plaster ceiling, extractor fan, downlighting, "Karndean" flooring, chrome heated towel rail, fully tiled walls, Roca sanitaryware including panel enclosed bath with mixer tap shower attachment, screen, wall hung

wash hand basin with vanity cupboard under, dual flush close coupled WC.

BEDROOM ONE: 13'0 x 9'6

Rear aspect PVC window, plain plaster ceiling, downlighting, TV/FM/ DAB point, upstairs zone central heating programmer/ thermostat, built-in two door wardrobe, telephone point, radiator.

EN-SUITE: 9'6 x 4'9

Rear aspect PVC window, plain plaster ceiling, downlighting, extractor fan, chrome heated towel rail, "Karndean" flooring, 1180mm x 820mm shower enclosure with thermostatic shower, sliding head support, Roca sanitaryware including wall hung wash hand basin and vanity cupboard under, dual flush concealed WC.

BEDROOM TWO: 11'0 x 9'7

Front aspect PVC window, plain plaster ceiling, built-in two door wardrobe, TV/FM/DAB point, radiator.

BEDROOM THREE: 9'7 narrowing to 7'5 x 6'9

Front aspect PVC window, plain plaster ceiling, radiator, telephone point, TV/FM/DAB point.

Outside:

FRONT GARDEN: refer to photograph

Driveway parking for two cars in tandem. Wall mounted electric point for vehicle charger.

REAR GARDEN: refer to photographs

Patio, laid to lawn, timber shed, side gate, 205⁰ magnetic south west, tap, outside electricity socket, outside light.

SOLAR PANELS:

The solar panels are fully owned, however, no tariff/deal currently in place owing to the property having never been lived in.

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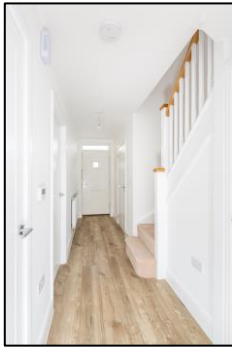
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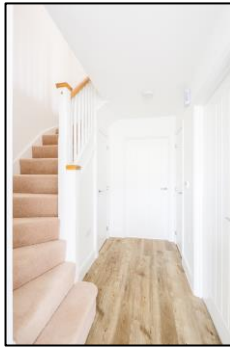
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Entrance Hall



Cloakroom



Kitchen Diner



Kitchen Diner



Kitchen Diner



Kitchen Diner



Living Room



Living Room

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Living Room



Landing



Bathroom



Bedroom One



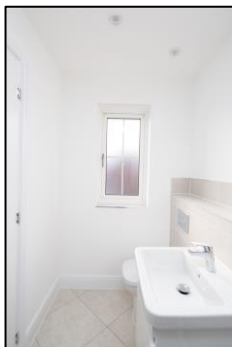
Bedroom One



Bedroom One



En-Suite to Bedroom One



Bedroom Three

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Bedroom Two



Bedroom Two



Rear Elevation and Garden



Rear Garden



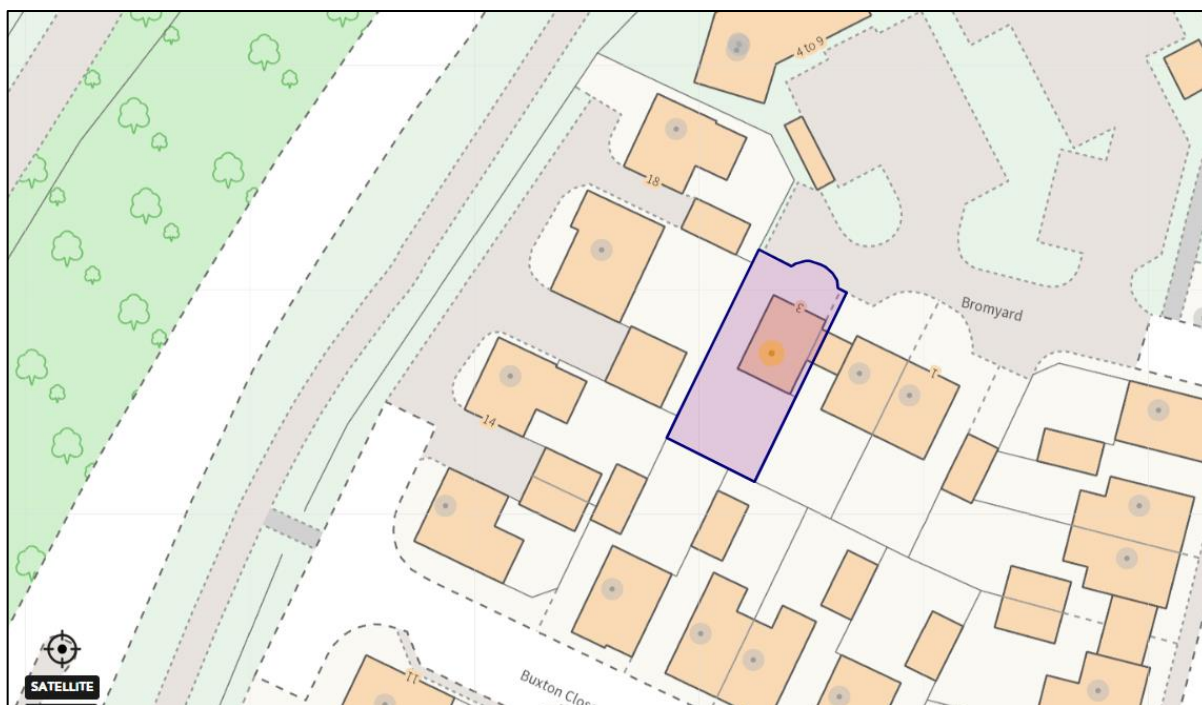
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Land Registry Search

Notes for Solicitors:

Installation of gas fire:-

[Building Control Application: 22/22517/CP - Planning register | Planning register | Cherwell District Council](#)

Full New Electrical Installation:

[Building Control Application: 23/24730/CP - Planning register | Planning register | Cherwell District Council](#)

Installation of Photovoltaic System:

[Building Control Application: 23/32040/CP - Planning register | Planning register | Cherwell District Council](#)

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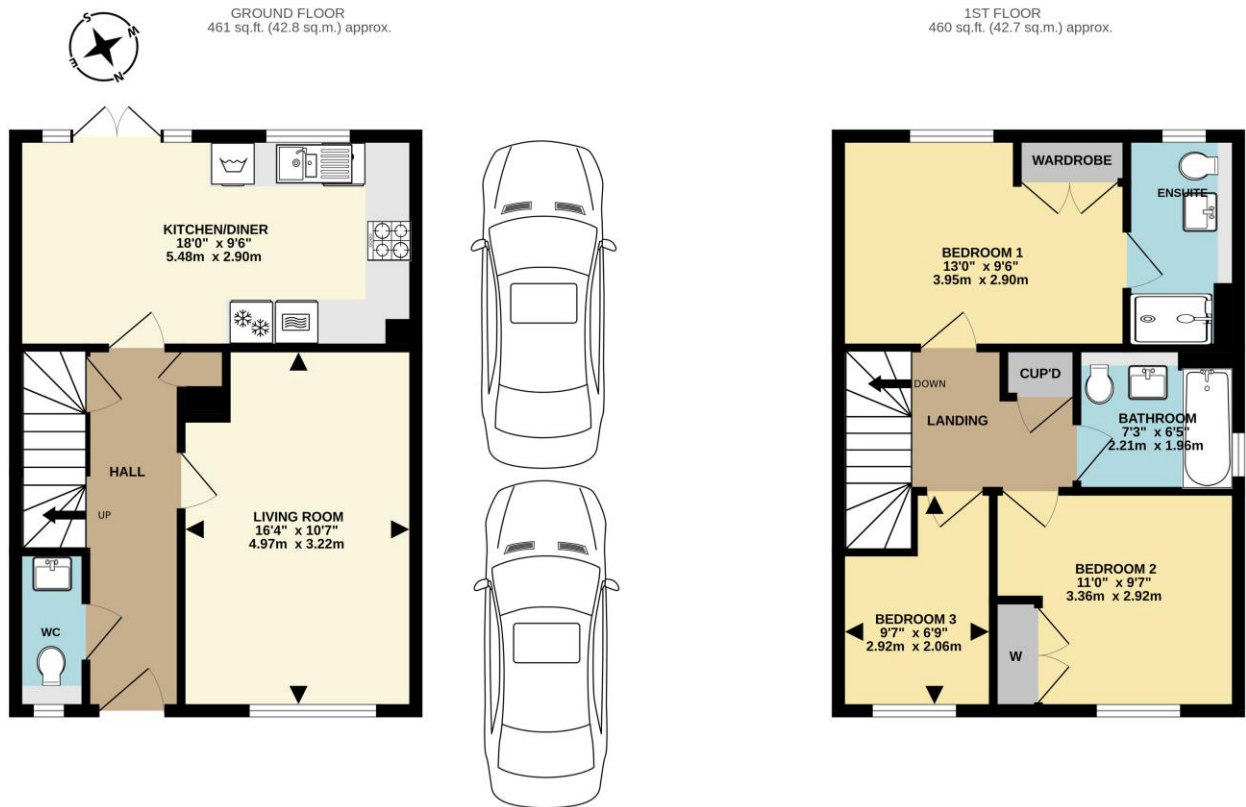
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