

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



**181 Avocet Way, Langford Village,
Bicester, Oxfordshire. OX26 6YW**

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Web: www.bartonfleming.co.uk

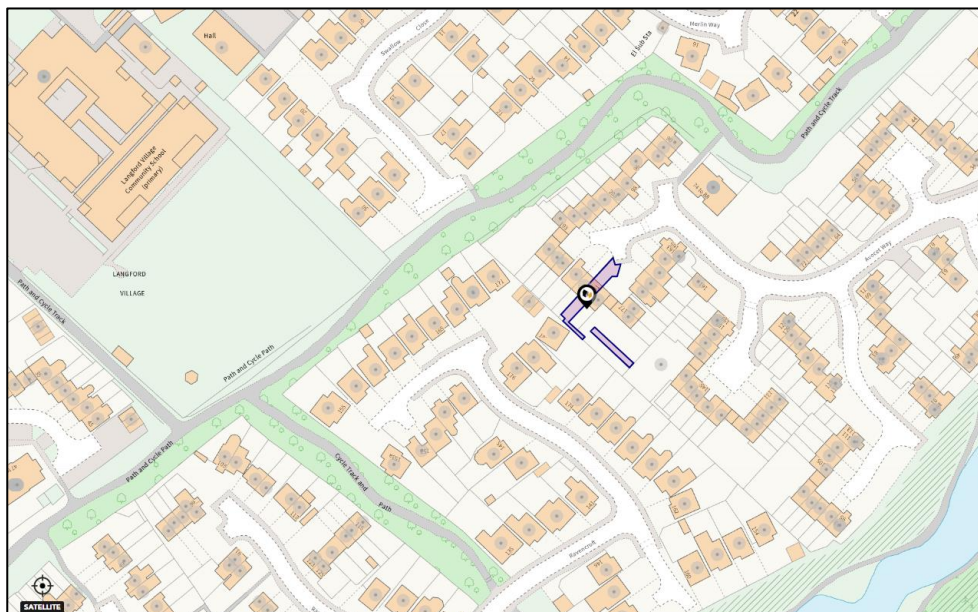
E-mail: info@bartonfleming.co.uk

62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

181 Avocet Way, Bicester, Oxfordshire. OX26 6YW



No Upper Chain, a Two Bedroom Terraced House with Kitchen, Lounge Diner with patio door onto the garden, Bathroom, Front and Rear Gardens and Two Parking Spaces in Tandem.

FREEHOLD

£ 285,000

- ❖ NO UPPER CHAIN
- ❖ Entrance Hall
- ❖ Kitchen
- ❖ Lounge Diner with PVC sliding patio door to the garden
- ❖ Landing
- ❖ Two Bedrooms
- ❖ Bathroom
- ❖ Front and Rear Gardens
- ❖ Two Parking Spaces in Tandem
- ❖ Close to Local Amenities

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of C (78).
Council Tax: Band C
Approx. £2,090 per annum.

Outside gas and electric meter boxes,
outside courtesy light, front door to:

ENTRANCE HALL:

RCD/MCB electricity consumer unit,
ceramic tiled floor, radiator.

KITCHEN: 7'11 x 7'10.

Front aspect PVC window, ceramic tiled floor, wall mounted "Worcester Greenstar 25 si compact ER" boiler. Range of tall base and eye level units, roll edge laminate worksurface, tiled surrounds, space for washing machine, stainless steel sink, 800mm undersink base unit with two 400mm doors, 800mm x 800mm corner base unit with pair of 300mm bi-fold doors, stainless steel and glass fan oven/grill, stainless steel 4-ring gas hob, extractor hood, second 800mm x 800mm corner base unit with pair of 300mm bi-fold doors, 300mm drawers, 600mm space for fridge freezer, 600mm tall larder unit.

LOUNGE DINER: 16'8 x 11'10.

Rear aspect PVC sliding patio door to the garden, radiator, laminate flooring, staircase.

First Floor:

LANDING:

Access to loft space, downlighting, 400mm loft insulation, drop down ladder.

BATHROOM: 7'8 x 4'9.

Front aspect PVC window, ceramic tiled floor, heated towel rail, fully tiled walls, panel enclosed bath with thermostatic shower over, sliding head support, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM ONE: 12'1 x 8'8 (min).

Rear aspect PVC window, radiator, laminate flooring, built-in wardrobe.

BEDROOM TWO: 10'6 x 6'9.

Front aspect PVC window, radiator, laminate flooring, built-in wardrobe.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs
Rear access gate.

PARKING:

Parking for two cars in tandem.
(4th spaces from left, 3rd space from right.)

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Front



Kitchen



Hall



Kitchen



Kitchen



Lounge-Diner



Lounge-Diner

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Bathroom



Bedroom Two



Bedroom Two Wardrobes



View from Bedroom 2



Bedroom One



Bedroom One



Bedroom One

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Rear Garden



Parking for two cars in tandem



Rear Garden



Rear Garden

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

E P C

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Notes for Solicitors :

The property is **Freehold, title No. ON163932**. It is neither in a conservation area or listed. It lies on an adopted road within an estate which has no management fees, rents, or estate charges. We have a 1:1500 (reduced onto A4) coloured plan from the original conveyance on file. For your searches check with us first as to speed things up, us supplying them to you maybe a condition of this sale. We also hold a Land Registry title & plan.

Bicester is 70 miles from the coast, has no mining and low percentages of radon gas. Flood risks are presenting as 'None' and 'Low'.

Although Langford Village is built over a clay soil base the property lies well away from those houses in Avocet Way which have been affected by subsidence. Those are the ones to the South-East which boarder the steep embankment on Jubilee Lake.

We have a 'SATISFACTORY' rated electrical safety certificate on file dated 26-2-21. We have a Gas Safety Record dated 28-05-24. Both are loaded onto Rightmove. To find the property on Rightmove, tick the SSTC filter and search under OX26 6YW rather than Bicester and look under 'Read Full Description' then go to the bottom of the page to find the links to the documents as labelled. At the time of listing the vendor cannot find a commissioning certificate for the boiler which was installed approx. 9 years ago. An indemnity can be offered. You can come to us for copies of all these documents on request. For ease of process, there are no shared ownership, help to buy or mortgage considerations or redemptions on the seller's side.

Link to the EPC:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2219-5055-7102-0792-2202>

Building Control Links:

Windows 2002

<https://planningregister.cherwell.gov.uk/BuildingControl/Display/02/01517/FENSA>

Windows 2015

<https://planningregister.cherwell.gov.uk/BuildingControl/Display/CP/FENSA/00031/2016>

Cavity Wall Insulation 2014:

<https://planningregister.cherwell.gov.uk/BuildingControl/Display/CP/CIGA/00942/2014>

and

<https://planningregister.cherwell.gov.uk/BuildingControl/Display/CP/CIGA/00991/2014>

We understand that the neighbour has advised the vendor of their intension to replace the leaning fencepost on the left side of the back garden.

For assistance call 01869 249922

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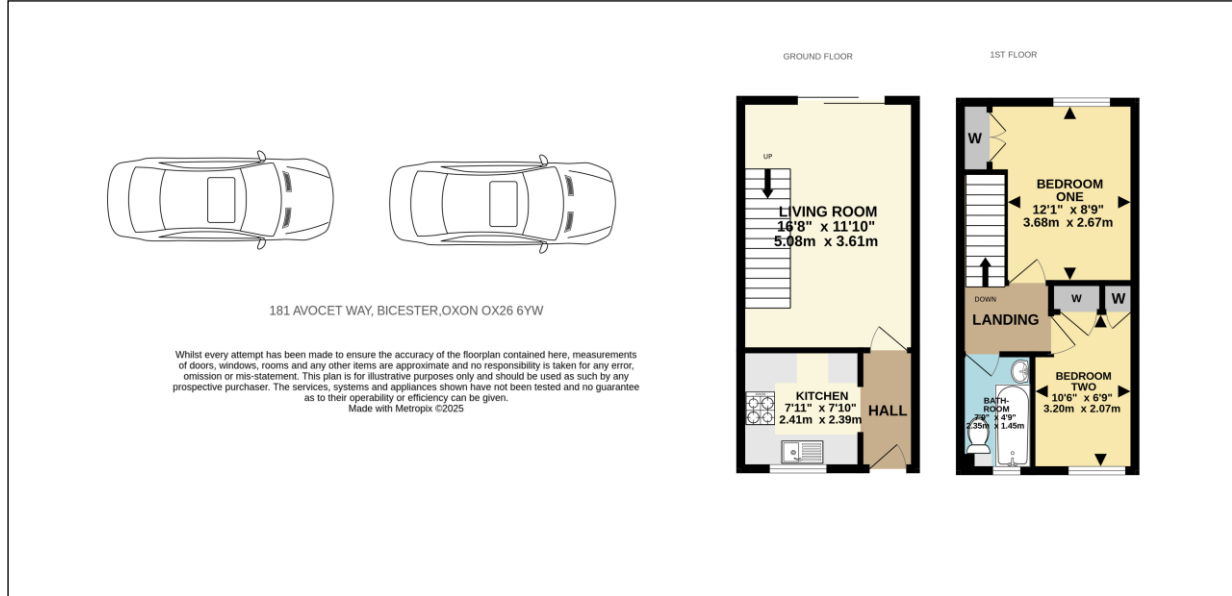
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