

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**16 Honeysuckle Way, Springfields,  
Ambrosden, Oxfordshire. OX25 2AN**

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Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**16 Honeysuckle Way, Ambrosden, Oxfordshire. OX25 2AN**



**Two Bedroom Mid-Terraced House with Cloakroom, Kitchen, Lounge Diner, Bathroom, Rear Gardens and Two Allocated Parking Spaces.**

**FREEHOLD**

**£ 325,000**

- ❖ Pitched Open Porch
- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Kitchen
- ❖ Lounge Diner
- ❖ Landing
- ❖ Two Bedrooms and Bathroom
- ❖ Rear Gardens
- ❖ Two Allocated Parking Spaces in Tandem
- ❖ Village Location with Good Road Communications

VIEWING  
APPOINTMENT:

DAY:

TIME:

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## Ground Floor:

### **PITCHED OPEN PORCH:**

Ramped access, outside gas and electric meter boxes, outside courtesy light, part-glazed security front door to:

### **ENTRANCE HALL:**

Plain plaster ceiling, radiator, laminate flooring, BT master socket, RCD/MCB electricity consumer unit, central heating thermostat (downstairs zone).

### **CLOAKROOM:**

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

### **KITCHEN: 10'2 x 6'10**

Front aspect PVC window, plain plaster ceiling, extractor fan, radiator, sheet vinyl flooring, 220mm tray space, space for washing machine, stainless steel sink, 1200mm corner base unit with 600mm door, 600mm base unit, stainless steel and glass fan oven/grill, stainless steel 4-ring gas hob, stainless steel splashback, stainless steel extractor hood, 600mm drawers, 800mm corner base unit with 300mm door, 600mm tall unit, 630mm space for upright fridge freezer.

### **LOUNGE DINER: 13'9 x 12'9**

Rear aspect PVC window, rear aspect half glazed security door to garden, plain plaster ceiling, radiator, laminate flooring, multi-media point, understairs cupboard.

## First Floor:

### **LANDING:**

Plain plaster ceiling, access to loft space.

### **BATHROOM: 9'1 x 6'7**

Rear aspect PVC window, plain plaster ceiling, extract vent, sheet vinyl flooring, airing cupboard enclosing "Alpha" boiler, radiator, panel enclosed bath with mixer tap shower attachment, fixed head support, pedestal wash hand basin, shaver socket, dual flush close coupled WC.

### **BEDROOM ONE: 13'9 x 10'8**

Two front aspect PVC windows, plain plaster ceiling, bulkhead overstairs cupboard, laminate flooring, central heating digital thermostat (upstairs zone).

### **BEDROOM TWO: 15'6 x 7'2**

Rear aspect PVC window, plain plaster ceiling, radiator, laminate flooring.

## Outside:

**FRONT GARDEN:** refer to photograph

**REAR GARDEN:** refer to photographs  
150° South/South East, shed.

### **PARKING:**

Two parking spaces in tandem.

## Key Facts for Buyers:

**EPC:** Rating of B (85).

**Council Tax:** Band C

Approx. £2,090 per annum.





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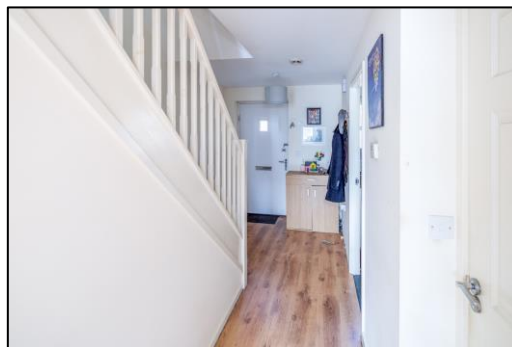
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Cloakroom



Entrance Hall



Entrance Hall



Kitchen

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Kitchen



Kitchen



Lounge Diner



Lounge Diner



Lounge Diner



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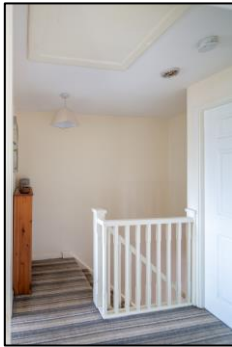
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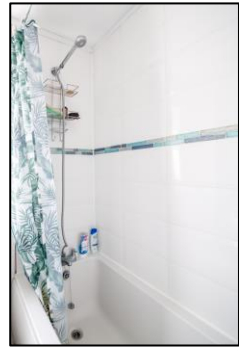
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Landing



Bathroom



Bedroom One



Bedroom One



Bedroom One

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Bedroom Two



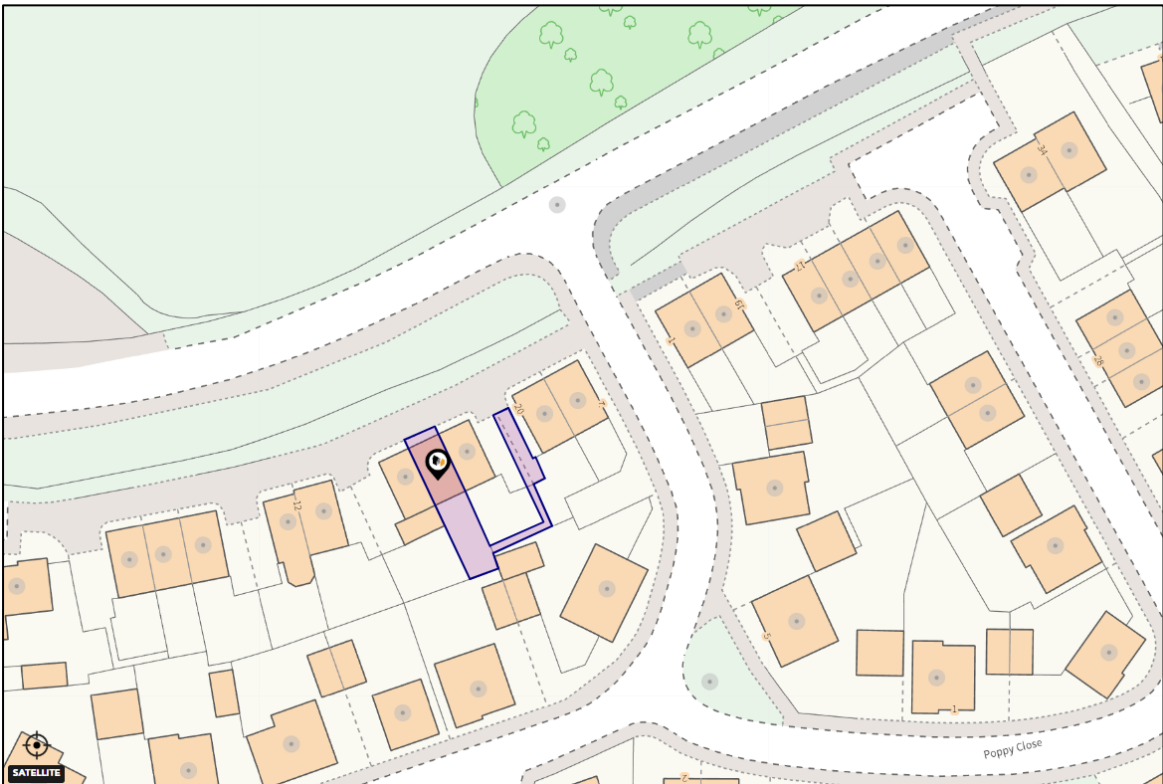
Bedroom Two



Two Parking Spaces in tandem



Rear Garden



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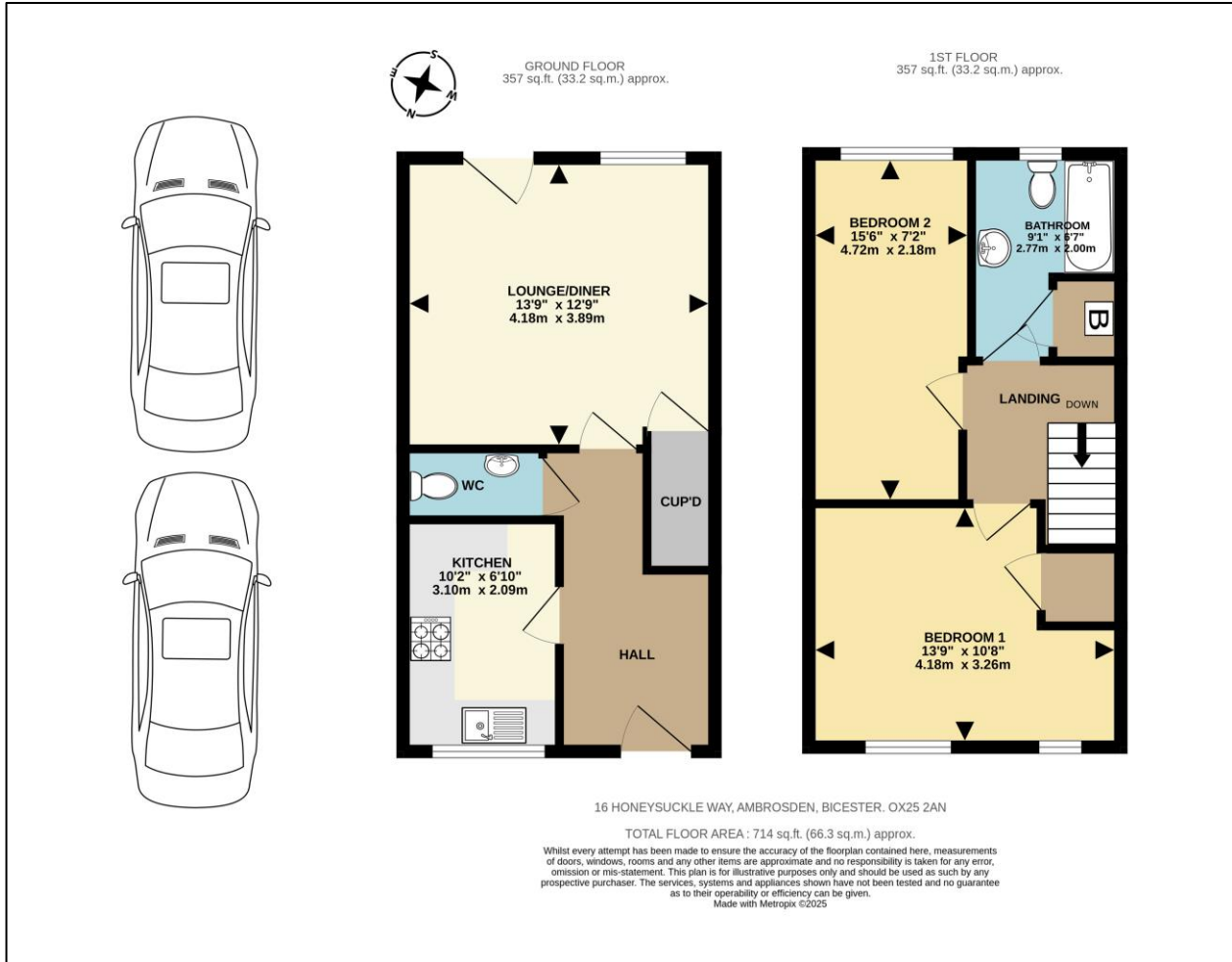
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