

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



18 Violet Close, Ambrosden, Oxfordshire. OX25 2DJ

BARTON FLEMING

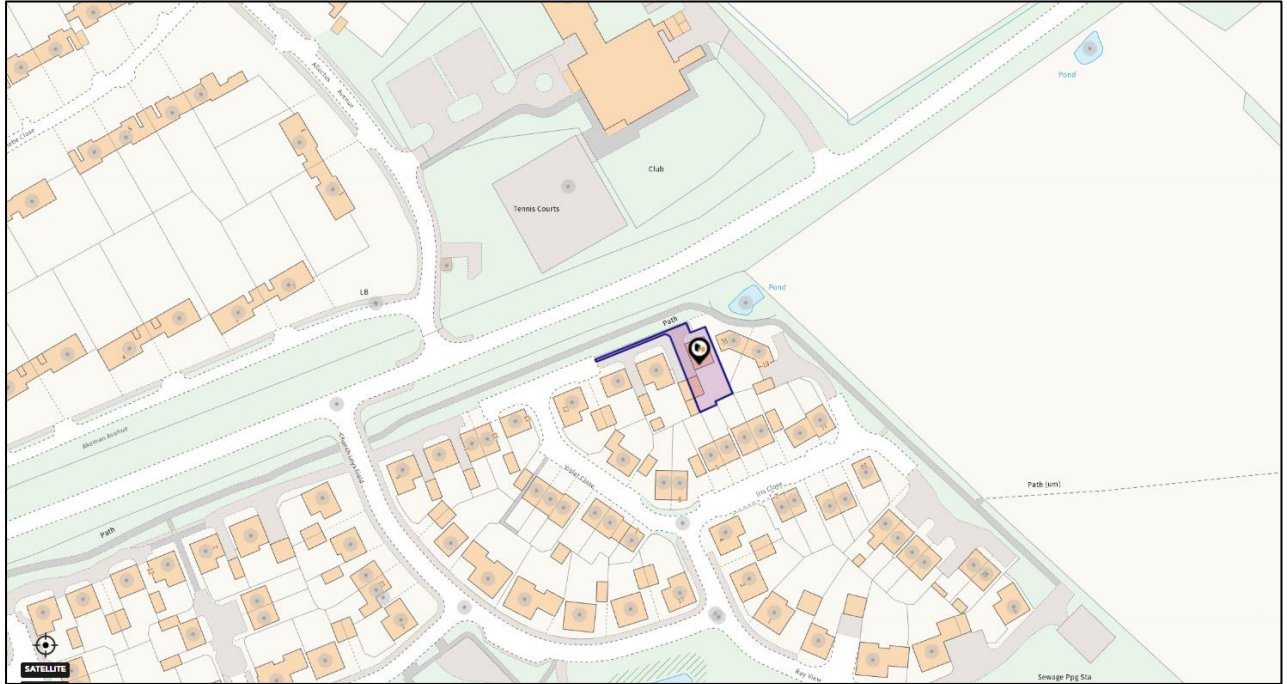
INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922

18 Violet Close, Ambrosden, Oxfordshire. OX25 2DJ



Four Bedroom Detached House with Cloakroom, Living Room, Kitchen Diner, Bathroom and En-Suite, Front and Rear Gardens, Garage and Driveway Parking for Two Cars in Tandem.

FREEHOLD

£ 500,000

- ❖ Pitched Open Porch
- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Landing
- ❖ Four Bedrooms
- ❖ Family Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Garage and Driveway Parking for 2 Cars in Tandem

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 (84).

Council Tax: Band E
Approx. £2,873 per annum.

Management Fees: £40 per month
Management Company: Crabtree Property Management

Ground Floor:

PITCHED OPEN PORCH:

Outside courtesy light, part-glazed security front door to:

ENTRANCE HALL:

Plain plaster ceiling, ceramic tiled floor, radiator, understairs cupboard enclosing metal RCD/MCB electricity consumer unit and broadband hub, downstairs central heating thermostat, central heating programmer.

CLOAKROOM: 6'6 x 3'0

Front aspect PVC window, plain plaster ceiling, ceramic tiled floor, radiator, dual flush close coupled WC, pedestal wash hand basin.

LIVING ROOM: 15'7 extending to 16'11 into bay x 12'5

Front aspect bay window, plain plaster ceiling, two radiators, multi-media socket.

KITCHEN DINER: 19'11 x 10'8 narrowing to 9'10

Rear aspect PVC French doors with windows to either side, rear aspect PVC window, plain plaster ceiling, downlighting, ceramic tiled floor, radiator, space for table and 6 chairs. Range of base and eye level units, roll edge laminate worksurfaces, laminate upstands and tiled surrounds, integrated 1020mm/650mm fridge freezer, fan oven/grill, 800mm corner base unit with 450mm door, integrated washer, 150mm slide out unit with racks, 600mm sink base unit, 1½ bowl stainless steel sink, integrated dishwasher, 600mm base unit, wall mounted "Ideal Logic Heat H15" boiler in corner wall unit by French doors.

First Floor:

LANDING: 13'0 x 6'9

Side aspect PVC window, plain plaster ceiling, access to loft space, radiator, airing cupboard.

BATHROOM: 7'9 x 6'2

Plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, radiator, part tiled walls, panel enclosed bath with mixer tap, thermostatic shower, sliding head support, screen, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM ONE: 10'10 x 10'0 extending to 12'8

Front aspect PVC window, plain plaster ceiling, radiator, upstairs central heating thermostat, multi-media socket.

EN-SUITE: 7'7 x 4'9

Plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, radiator, 1200mm x 760mm shower enclosure with thermostatic shower, sliding head support, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM TWO: 10'10 x 10'0 narrowing to 8'6

Rear aspect PVC window, plain plaster ceiling, radiator.

BEDROOM THREE: 8'9 x 6'9

Rear aspect PVC window, plain plaster ceiling, radiator.

BEDROOM FOUR: 8'9 x 6'7

Front aspect PVC window, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: refer to photograph
Gate.

REAR GARDEN: refer to photographs
Side gate, tap, patio, deck.

GARAGE: 19'7 x 10'3

Up and over door, light and power, half glazed side door to patio, truss eaves storage, driveway parking for two cars in tandem.

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)

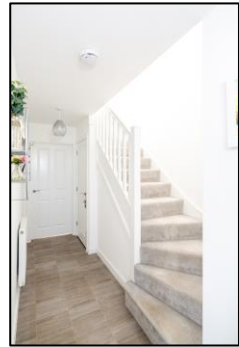
249922



Front



Entrance Hall



Cloakroom



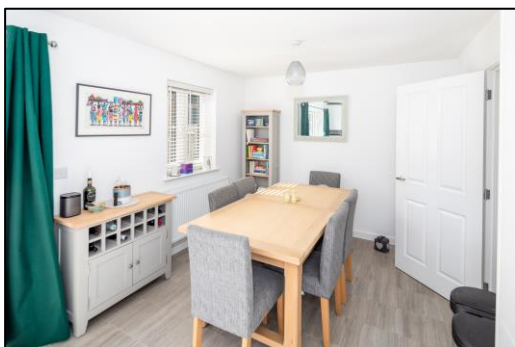
Living Room



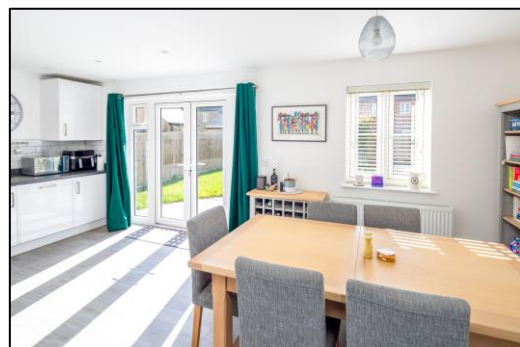
Living Room



Living Room



Kitchen Diner



Kitchen Diner

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



Kitchen Diner



Kitchen Diner



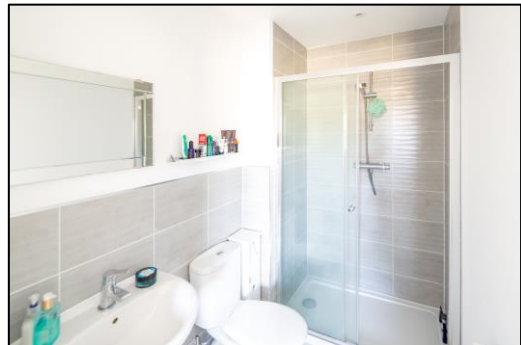
Landing



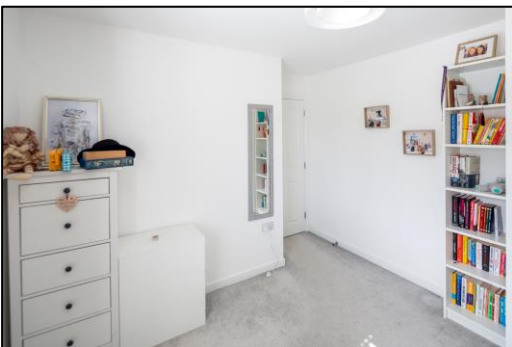
Bedroom One



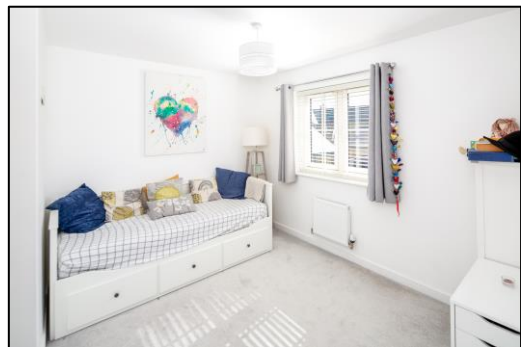
Bedroom One



En-Suite to Bedroom One



Bedroom Two



Bedroom Two

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 Three



Bedroom Four



Bathroom



Rear Garden



Patio Area



Rear Garden



Rear Elevation

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

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

Space for Notes:

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

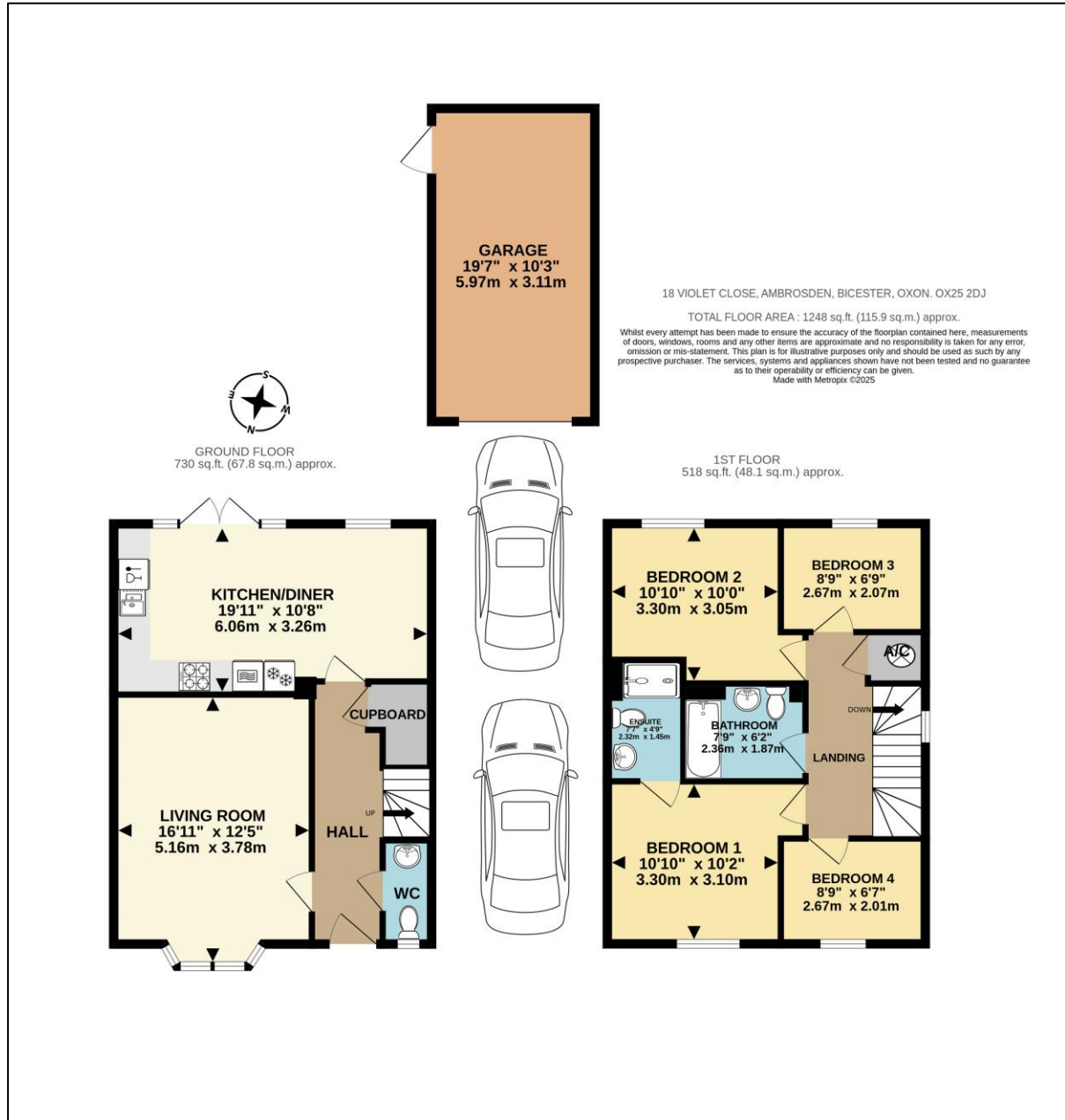
Web: www.bartonfleming.co.uk

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.