

# BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



**18 Violet Close, Ambrosden, Oxfordshire. OX25 2DJ**

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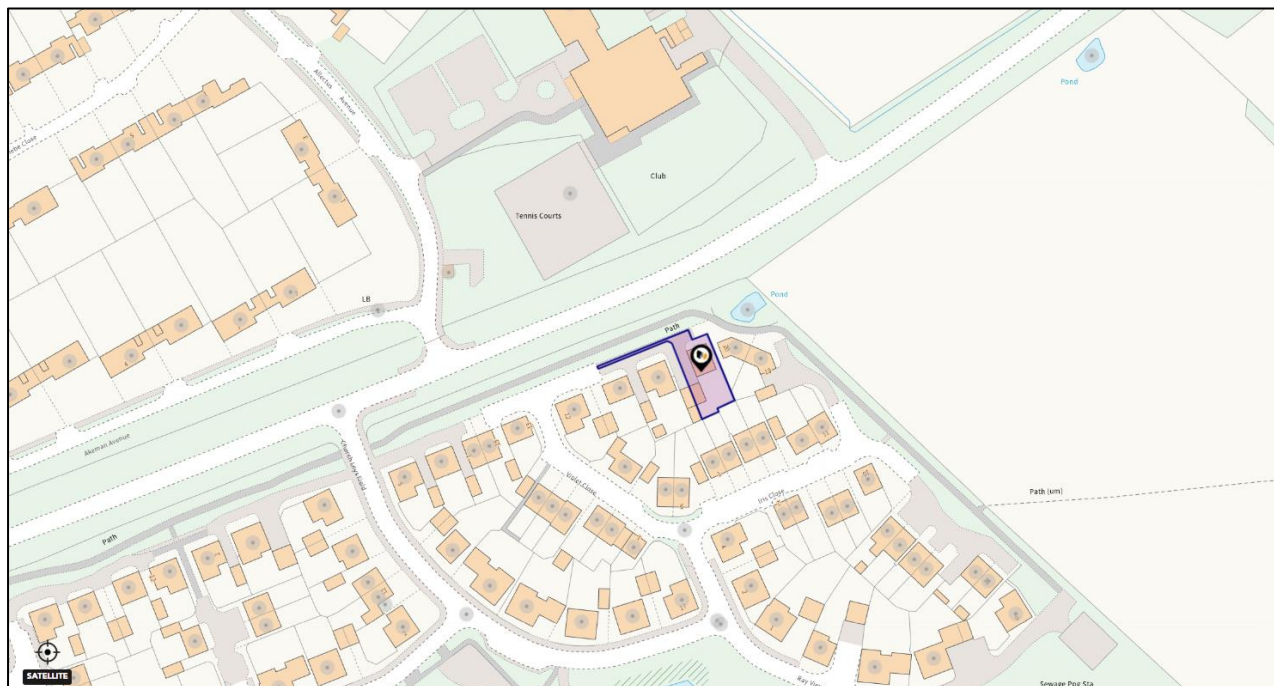
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)

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**

**Offers in Excess of: £ 490,000**

- ❖ 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:

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### 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.



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Front



Entrance Hall



Cloakroom



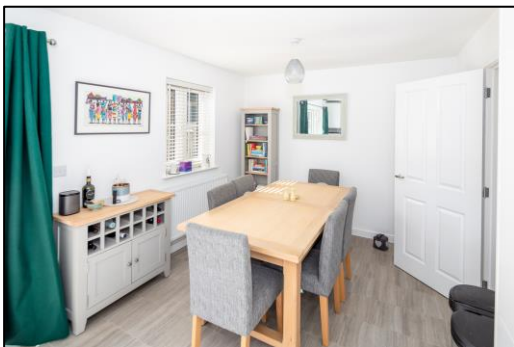
Living Room



Living Room



Living Room



Kitchen Diner



Kitchen Diner

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Kitchen Diner



Kitchen Diner



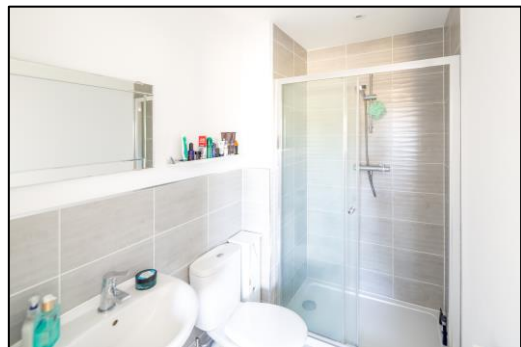
Landing



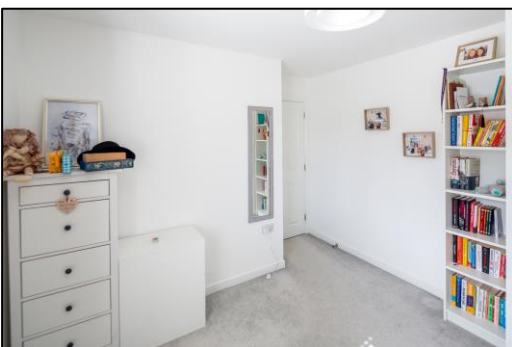
Bedroom One



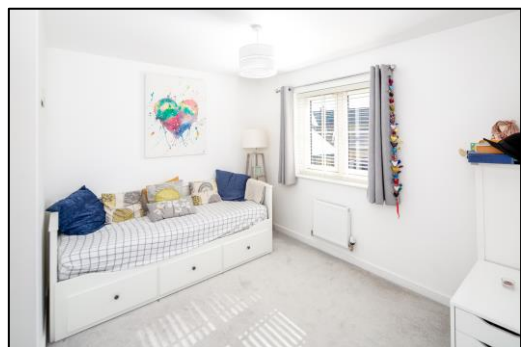
Bedroom One



En-Suite to Bedroom One



Bedroom Two



Bedroom Two



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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

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**Space for Notes:**

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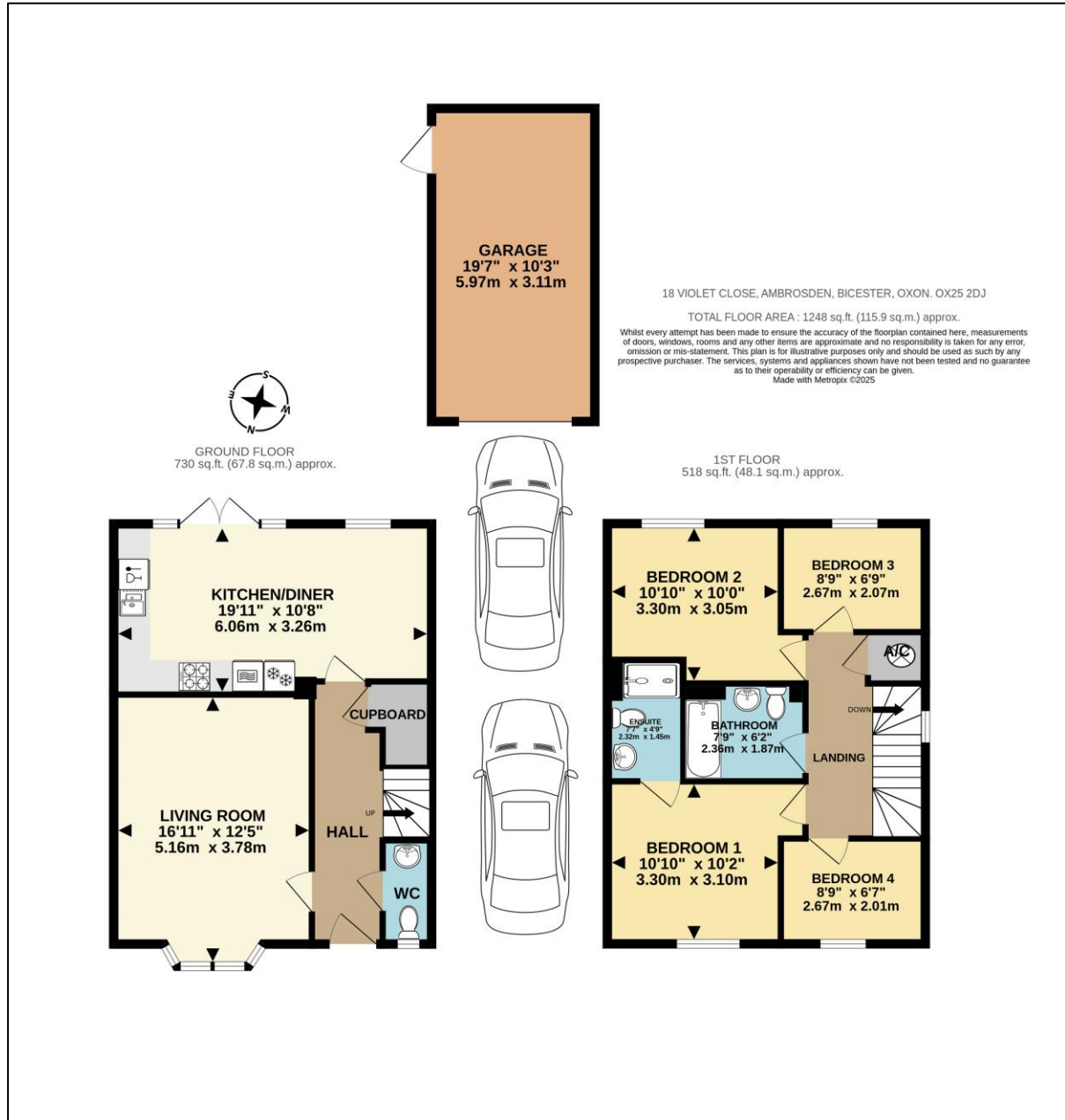
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