

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**13 Blenheim Drive, Bicester, Oxfordshire. OX26 2NE**

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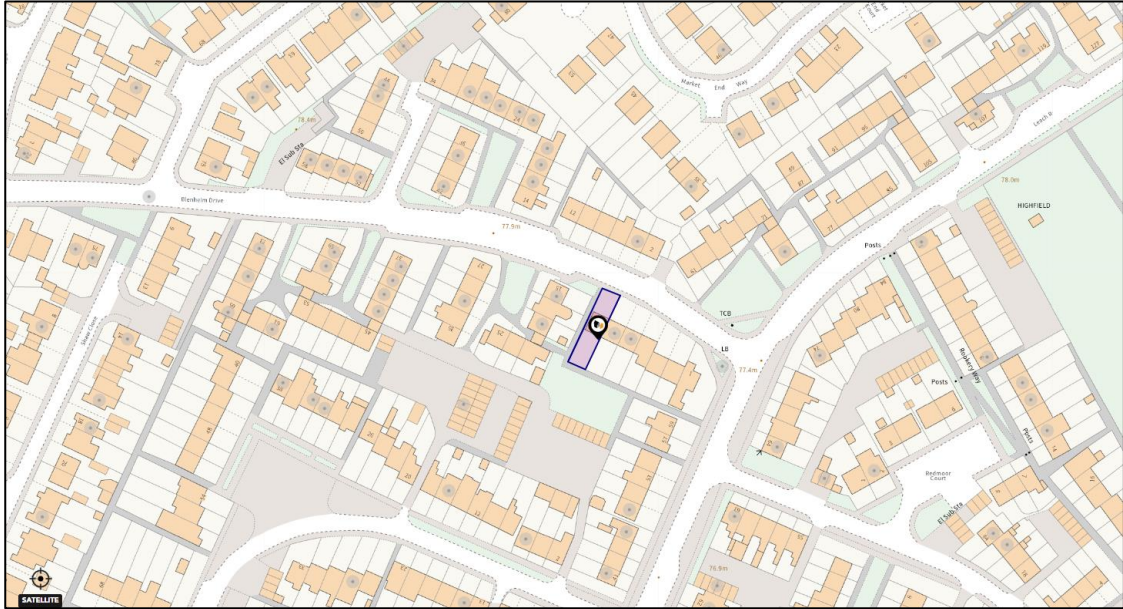
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E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**13 Blenheim Drive, Bicester, Oxfordshire. OX26 2NE**



**Three Bedroom End of Terrace with Cloakroom, Living Room, Dining Room, Kitchen, Bathroom, Southerly Rear Garden.**

**FREEHOLD**

**£ 325,000**

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Living Room, open plan to
- ❖ Dining Room
- ❖ Kitchen
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom
- ❖ Southerly Garden
- ❖ Recently Boarded Loft with drop-down ladder and light

VIEWING  
APPOINTMENT:

DAY:

TIME:

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### Key Facts for Buyers:

**EPC:** Rating of D (63).

**Council Tax:** Band B Approx. £1,829 pa

**Construction:** Brick ground floor & Timber Frame and hung tile first floor.

### Ground Floor:

Part-glazed PVC front door to:

**ENTRANCE HALL: 15'1 x 3'10**

Front aspect PVC window adjacent door, radiator, laminate flooring, built-in cupboard, turning staircase.

**CLOAKROOM: 6'2 x 4'0**

Front aspect PVC window, plain plaster ceiling, laminate flooring, dual flush close coupled WC, wash hand basin with cupboard under.

**LIVING ROOM: 12'0 x 11'6**

Front aspect PVC window, coving, laminate flooring, radiator, digital central heating thermostat, TV point, open plan to:

**DINING ROOM: 10'8 x 8'9**

Rear aspect PVC window, coving, laminate flooring, radiator.

**KITCHEN: 10'10 x 7'4**

Rear aspect half glazed PVC door, rear aspect PVC window, vinyl flooring, built-in cupboard, metal cased RCD/MCB electricity consumer unit. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, spaces for a washer and a tumble dryer, 1000mm corner base unit with 500mm door, stainless steel and glass fan oven/grill, extractor hood, 4-ring stainless steel gas hob, stainless steel sink, 850mm x 850mm corner base unit with pair of 300mm doors, 800mm base unit with two 400mm doors, space for upright fridge freezer.

### First Floor:

**LANDING:**

Plain plaster ceiling, access to loft space (*drop down ladder, part-boarded, hard wired light*), airing cupboard enclosing "i-mini 30" boiler.

**BATHROOM: 7'10 x 6'5**

Front aspect PVC window, plain plaster ceiling, ceramic tiled floor, chrome heated towel rail, aqua panels to half height and full height around the bath, panel enclosed bath, thermostatic shower over, sliding head support, dual flush close coupled WC, pedestal wash hand basin.

**BEDROOM ONE: 13'3 x 8'7 widening to 10'9**

Rear aspect PVC window, plain plaster ceiling, built-in 2-door wardrobe, radiator.

**BEDROOM TWO: 11'10 x 9'4**

Front aspect PVC window, plain plaster ceiling, radiator.

**BEDROOM THREE: 8'11 x 7'5**

Rear aspect PVC window, plain plaster ceiling, built-in single wardrobe, radiator.

### Outside:

**FRONT GARDEN: refer to photograph**  
Tarmac strip (without a dropped kerb).

**REAR GARDEN: refer to photographs**  
Rear gate, South-South-Westerly orientation.

**PARKING:** While part of the front garden is given over to tarmac there is no official dropped kerb. There are two near-by on-street parking bays.



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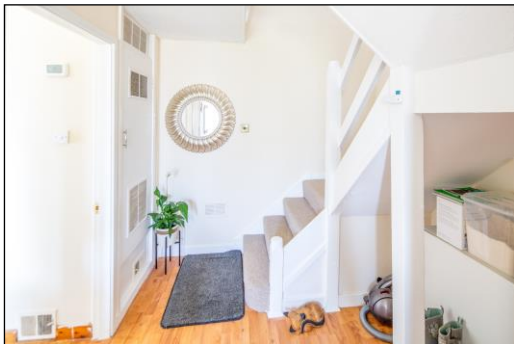
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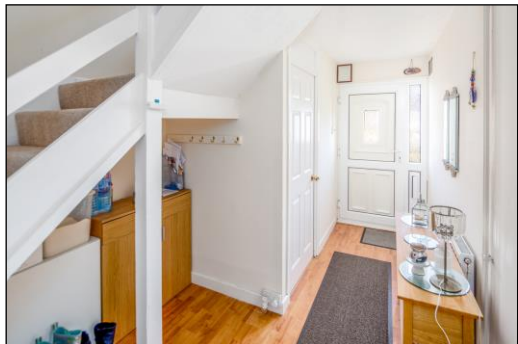
Front



Front Door, Cloakroom



Hall



Hall



Dining Room



Living Room



Living Room



Living Room

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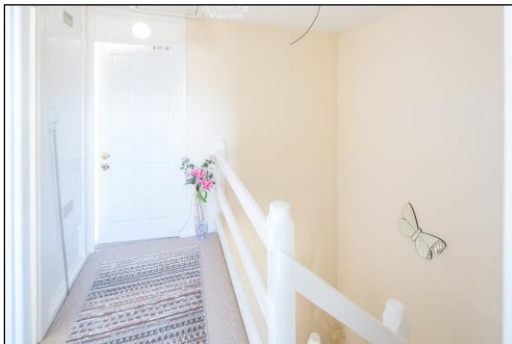
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Kitchen



Kitchen



Landing



Bathroom



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Two



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Bedroom Three



Rear Garden



Rear Garden



Rear Garden



Rear Garden

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## Notes for Conveyancing Solicitors:

The property is an ex-local authority freehold (Title No. ON 202205) end of terrace of around 900 Sq Ft, built in approximately 1970 and sold off by the council in 1997. It has a wide tarmac strip to the front but no dropped kerb, so this space does not constitute, nor sold as, off-road parking. The side gate is accessed from a public footpath leading down to a council owned garage block. The construction is of brick on the ground floor and timber frame with hung tiles on the upper floor. The road forms part of the original council estate and has been adopted for many decades. There are no estate or management fees associated with the property. The property backs onto public open space near a local council owned garage block and lies among similar properties. It maybe exposed to a chancel risk. The title has existing associated indemnities, we understand. Radon gas typically falls between 1% and 3% around Bicester. Mining searches are not relevant to the Bicester area. At the time of listing the Environment Agency quote the flood risks as 'Very Low'.

The boiler is gas fired and was installed in 2011. Here is the link to the building control:

<https://planningregister.cherwell.gov.uk/BuildingControl/Display/CP/GASAFE/01317/2013>

The seller has had the boiler serviced and says he can produce, through his solicitor, documentary evidence to support this.

The PVC double glazed windows appear to be pre 2004. There is no electrical test as far as we know.

The layout is unaltered save the original heating being warm air, that is now replaced with a wet system served by a gas boiler located in the airing cupboard on the landing. The cupboard in the hall originally housed a warm air unit that has been removed. There are no extensions, nor a conservatory. There are no flat roofs either. There is loft and cavity wall insulation. We are advised there is no under-tile spray foam insulation in the loft.

Here is the link to the EPC:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0253-2816-7145-9423-1235>

We are advised by the seller that the property to the best of his knowledge has not flooded in the past five years and has no outstanding planning applications or decisions pending. He bought the property relatively recently but, is now in a position to trade up which is expected to be local.

The property is connected to mains; electricity, water, sewerage, gas and broadband. The telephone line is not subscribed to currently and its connection status is unknown.

The property is not owned under shared ownership or help to buy, although there is a mortgage on it currently.

**UNLESS ADVISED OTHERWISE - THE SEARCHES WILL COME FROM BARTON FLEMING Limited**, and we expect you to be raising enquiries within two weeks of instruction, subject to receipt of the draft contract, of course. The buyer will be charged by us for faster searches, at cost, of approx. £512.00 including VAT. This will be a condition of accepting the buyer's offer. **If you cannot operate to this policy kindly advise us and dis-instruct yourself immediately.** Typically, expect to be receiving searches about 10 days into the process. Target exchange readiness is six weeks. We do not like disfunctional conveyancing mills acting for a buyer or solicitors who have post rooms that take longer than half a day to get scanned post to their staff.

We normally issue a memo-of-sale accompanied by the Land Registry title, the EPC and an 8-page brochure. We hold Smart Searches for buyers and are happy to witness signatures free of charge. If you use 'Sprift Technologies', then we can create a 3<sup>rd</sup> party data link.

For assistance, please call 01869 249922. If you are a work-from-home solicitor, then you are welcome to try calling after hours as our phones are often manned until late in the evening. If you require our help, please do not hesitate to ask.

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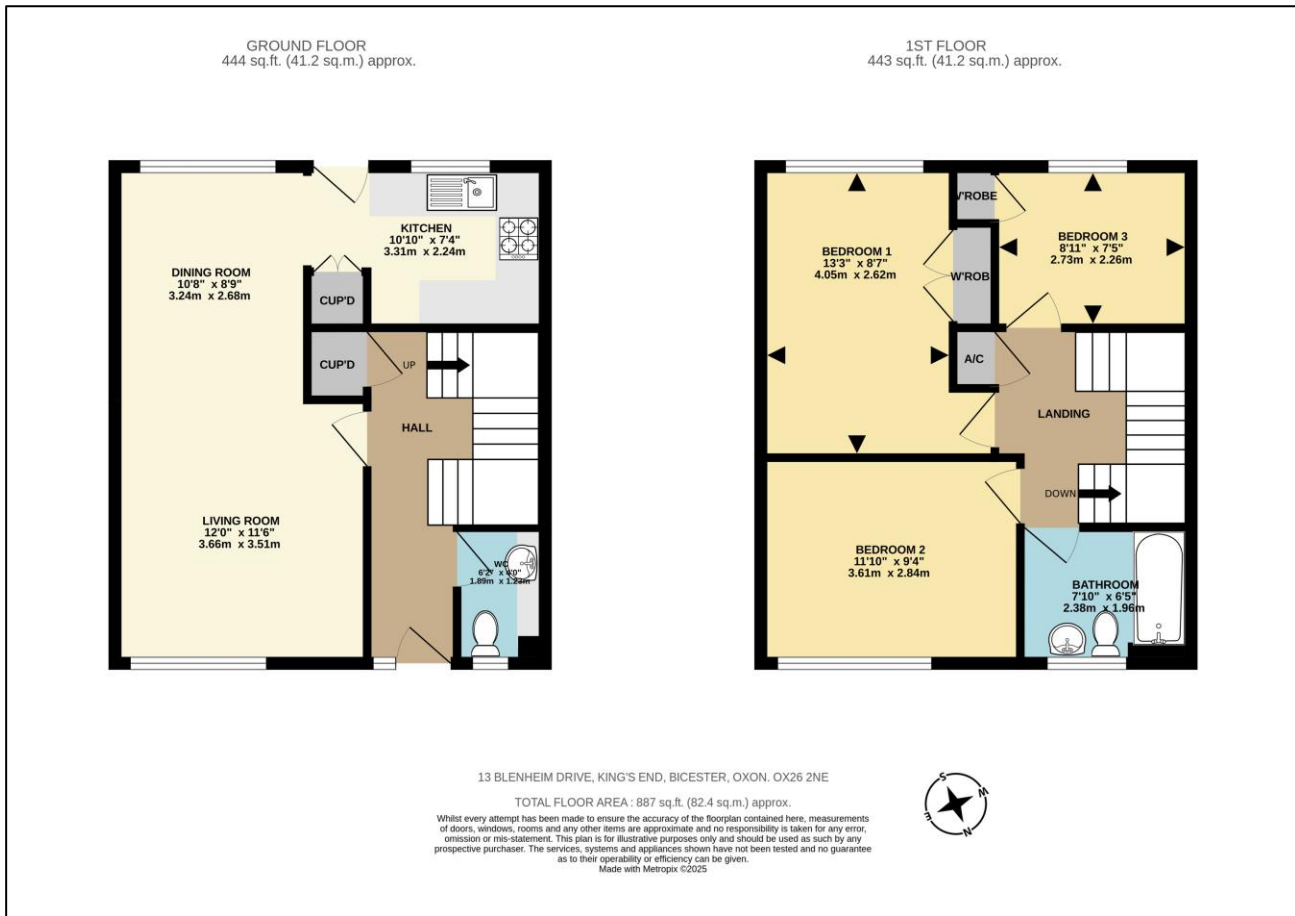
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These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or 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 which 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.