

# BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



**13 Orchard Road, Ardley, Oxfordshire. OX27 7PW**

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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

**13 Orchard Road, Ardley, Oxfordshire. OX27 7PW**



**A Two Bedroom Bungalow on a Corner Plot with Entrance Hall, Kitchen-Breakfast, Lounge Diner, Bathroom, Wrap-around Gardens, Insulated Garage and Driveway Parking for 3 cars.**

**FREEHOLD**

**£ 340,000**

- ❖ Entrance Hall
- ❖ Custom Designed and Hand Built Kitchen/Breakfast Room
- ❖ 19Ft Lounge Diner
- ❖ Bathroom with separate shower enclosure
- ❖ Two Double Bedrooms
- ❖ Wrap-around Gardens
- ❖ Insulated Garage – *(built for recording)*
- ❖ Driveway Parking for 2-3 cars
- ❖ M40 Access within about 1 mile.

VIEWING  
APPOINTMENT:

DAY:

TIME:

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### Key Facts for Buyers:

**EPC:** Rating D (55)  
**Council Tax:** Band D  
Approx. £2,464 per annum.

### Ground Floor:

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

#### **ENTRANCE HALL:**

Plain plaster ceiling, RCD/MCB (*plastic*) electricity consumer unit, wooden flooring, digital central heating thermostat, radiator, boiler cupboard enclosing "Worcester Greenstar Heatslave 18/25 floor standing" oil boiler, access to loft space.

#### **KITCHEN/BREAKFAST ROOM: 13'1 x 10'2**

Rear aspect half glazed PVC door, rear aspect PVC window, space for upright fridge freezer, space for appliance. Custom designed and hand built kitchen with a range of base and eye level units, solid wooden worksurface, tiled surrounds, 1½ bowl Earthenware enamel sink, space for dishwasher, 950mm corner base unit with 300mm door, 400mm drawers, 500mm integrated bins, second 400mm drawers, 900mm x 700mm corner base unit with 350mm/125mm bi-fold door, 900mm 5-ring "Rangemaster" range cooker, 75mm base unit.

#### **LOUNGE DINER: 19'2 x 11'4**

Twin side aspect PVC window, plain plaster ceiling, two radiators.

#### **BATHROOM: 8'6 x 5'5**

Front aspect PVC window, plain plaster ceiling, extractor fan, sheet vinyl flooring, panel enclosed enamel bath, tiled surround, pedestal wash hand basin, low level WC, 1000mm x 760mm shower enclosure with "Bristan" thermostatic shower, sliding head support.

#### **BEDROOM ONE: 11'10 x 10'2**

Side aspect PVC window, plain plaster ceiling, radiator.

#### **BEDROOM TWO: 11'10 x 8'8**

Side aspect PVC window, plain plaster ceiling, radiator.

### Outside:

#### **FRONT GARDEN: refer to photograph**

#### **REAR GARDEN: refer to photographs**

Bunded 1000 litre oil tank, LPG3 tank valve, outside tap, gate, outside light. 8ft x 4ft timber open ended lean-to.

#### **GARAGE: 15'8 x 11'3**

Insulated, side aspect window, side door, light and power, two small skylights.

#### **DRIVEWAY: approx. 15ft x 9ft**

Off-road parking for two cars side-by-side, plus extra space in front of the garage.



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Front/Garage Side



Front



Front Door



Front and Side Parking



Lounge Diner



Lounge Diner



Lounge Diner

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Kitchen Diner



Kitchen Diner



Hall



Bedroom One



Bedroom One



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Bedroom Two



Bedroom Two



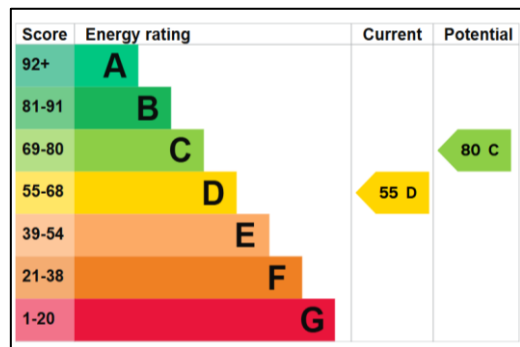
Bathroom



Bathroom



Rear Garden



EPC

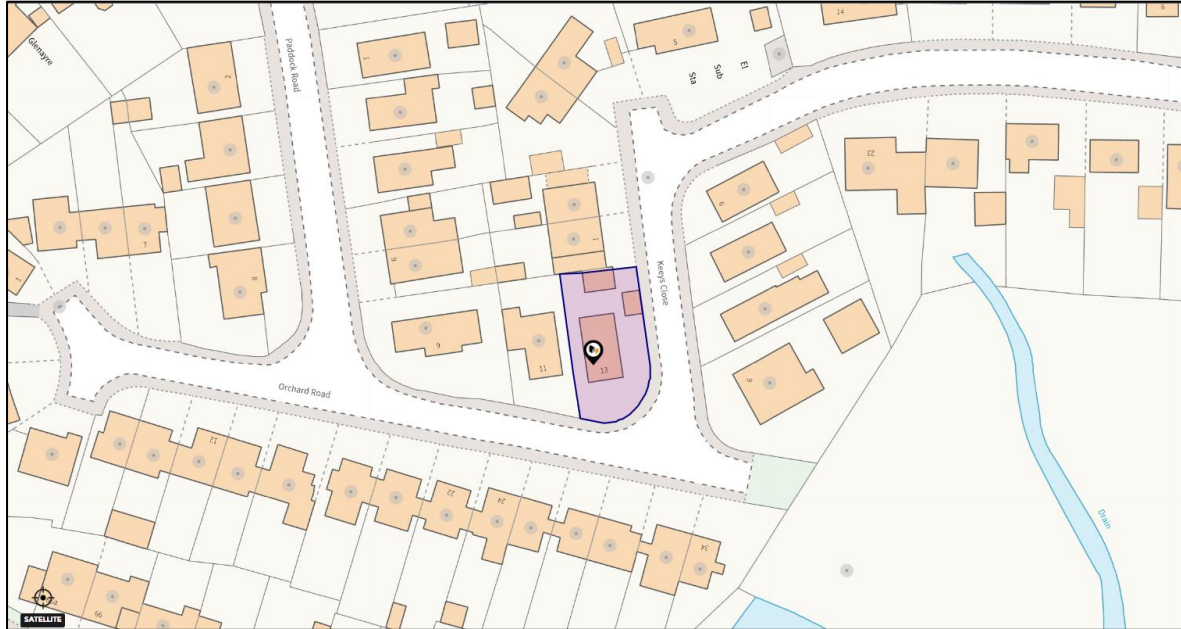
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### Space for Notes:

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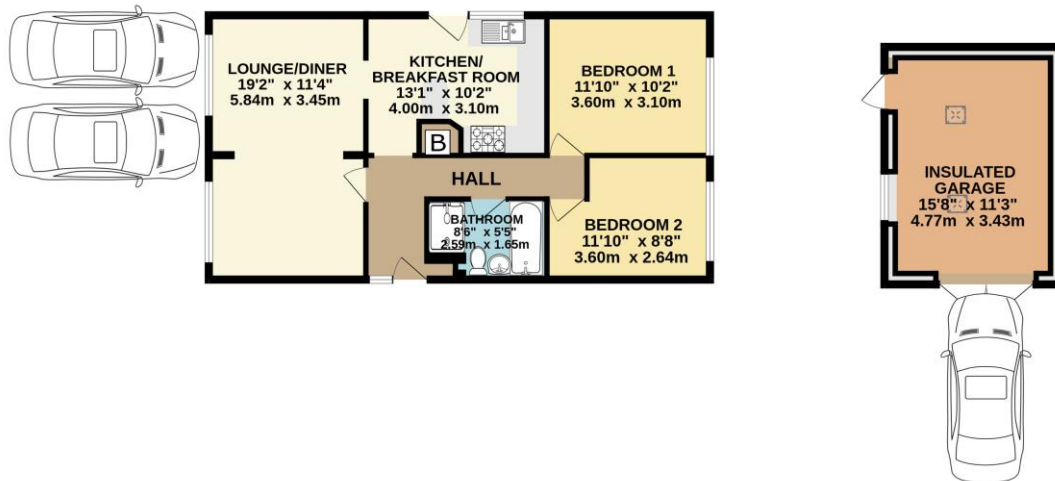
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## GROUND FLOOR 910 sq.ft. (84.5 sq.m.) approx.



13 ORCHARD ROAD, ARDLEY, BICESTER, OXON, OX26 7PW

TOTAL FLOOR AREA: 910 sq.ft. (84.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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