

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**6 Truemper Grove, Caversfield,
Bicester, Oxfordshire. OX27 8FD**

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

Tel: Bicester (01869)

249922

6 Truemper Grove, Caversfield, Bicester, Oxon. OX27 8FD



Located in a Cul-de-Sac, a Three Bedroom Semi-Detached with a Conservatory, Garage and a South-West facing Garden

FREEHOLD

£ 390,000

- ❖ Porch, Entrance Hall with large storage cupboard
- ❖ Cloakroom
- ❖ 24'6 Lounge Diner
- ❖ Kitchen
- ❖ Landing, Three Bedrooms
- ❖ Bathroom
- ❖ Detached Garage & Driveway Parking
- ❖ Open-plan Front & Enclosed Rear Garden
- ❖ Refitted Carpets Throughout.
- ❖ Gas to Radiator heating served by a 'Ideal Logic' boiler

VIEWING
APPOINTMENT:

DAY:

TIME:

Telephone 249922

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Key Facts for Buyers:

EPC: Rating of C (71).
Council Tax: Band C
Approx. £2,190 per annum.

Management Fees:

Management Company: Stratton Fields
Management Company
Currently approximately £120 per annum (payable monthly).

Ground Floor:

PORCH:

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

ENTRANCE HALL:

Coving, quarry tiled floor, large cupboard, BT Openreach master socket.

CLOAKROOM: 6'3 x 3'0

Front aspect PVC double-glazed window, radiator, vinyl flooring, metal cased RCD MCB electricity consumer unit, close coupled wc, wash hand basin, light with shaver socket.

LOUNGE-DINER: 24'6 x 12'7 narrowing to 9'4 in dining area.

Lounge Area: 13'5 x 12'7.

Front aspect PVC double glazed window, coving, radiator, satellite connection and telephone point, wall light point. Open plan to:

Dining Area: 10'10 x 9'4.

Rear aspect double-glazed sliding patio door to the conservatory, coving, radiator.

CONSERVATORY: 11'5 x 8'0.

Dwarf cavity base with PVC window sections, PVC French doors to the garden, polycarbonate pitched roof, laminate flooring, wall mounted convactor heater/fan, 13Amp power sockets.

KITCHEN: 10'8 x 10'6.

Side aspect security door to the garden, rear aspect PVC double-glazed window. Range of base and wall units with roll-edge laminate worktops and tiled surrounds, under-counter space for a bin, dishwasher, sink, 4-ring ceramic hob, pull-out extractor hood, integrated fridge freezer, double cavity oven/grill.

First Floor:

LANDING:

Side aspect PVC double-glazed window, loft hatch (*drop down ladder, hard wired light, part boarded*), airing cupboard enclosing "Ideal Logic Max Combi 24" boiler.

BATHROOM: 9'4 x 6'1.

Rear aspect PVC double-glazed window, laminate flooring, fully tiled walls, radiator, corner bath with mixer tap and thermostatic mains fed shower with fixed head support, pedestal wash hand basin, close coupled wc.

BEDROOM ONE: 13'2 x 10'8.

Rear aspect PVC double-glazed window, radiator.

BEDROOM TWO: 11'2 x 8'4 widening to 10'9.

Front aspect PVC double-glazed window, radiator.

BEDROOM THREE: 11'6 x 6'3.

Front aspect PVC double-glazed window, radiator.

Outside:

FRONT GARDEN: Refer to photo.

DETACHED GARAGE:

Up-and-over door, half glazed PVC door to the garden, light & power, eaves storage, Driveway parking.

Brick Built Shed:

(See Plan)

REAR GARDEN: Refer to photo.

South-West facing, side gate, door to garage.

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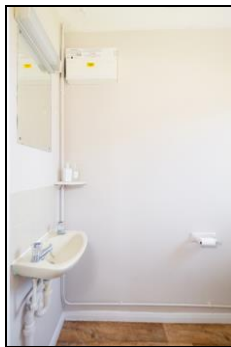
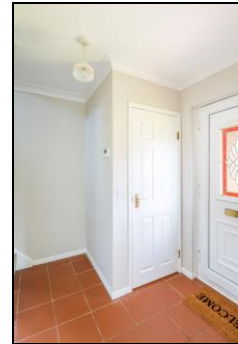
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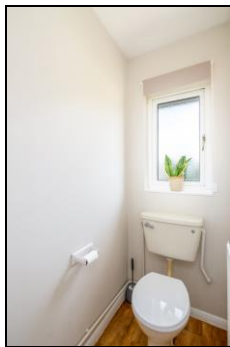
Porch



Porch and Entrance Hall



Cloakroom



Lounge Diner



Lounge Diner



Lounge Diner



Conservatory



Kitchen

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Kitchen



Kitchen



Bathroom



Bathroom



Landing



Bedroom Three



Bedroom Three



Bedroom Three

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Bedroom Two



Bedroom Two



Bedroom One



Bedroom One



Rear Garden



Rear Garden



Garage and Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	87 B

EPC

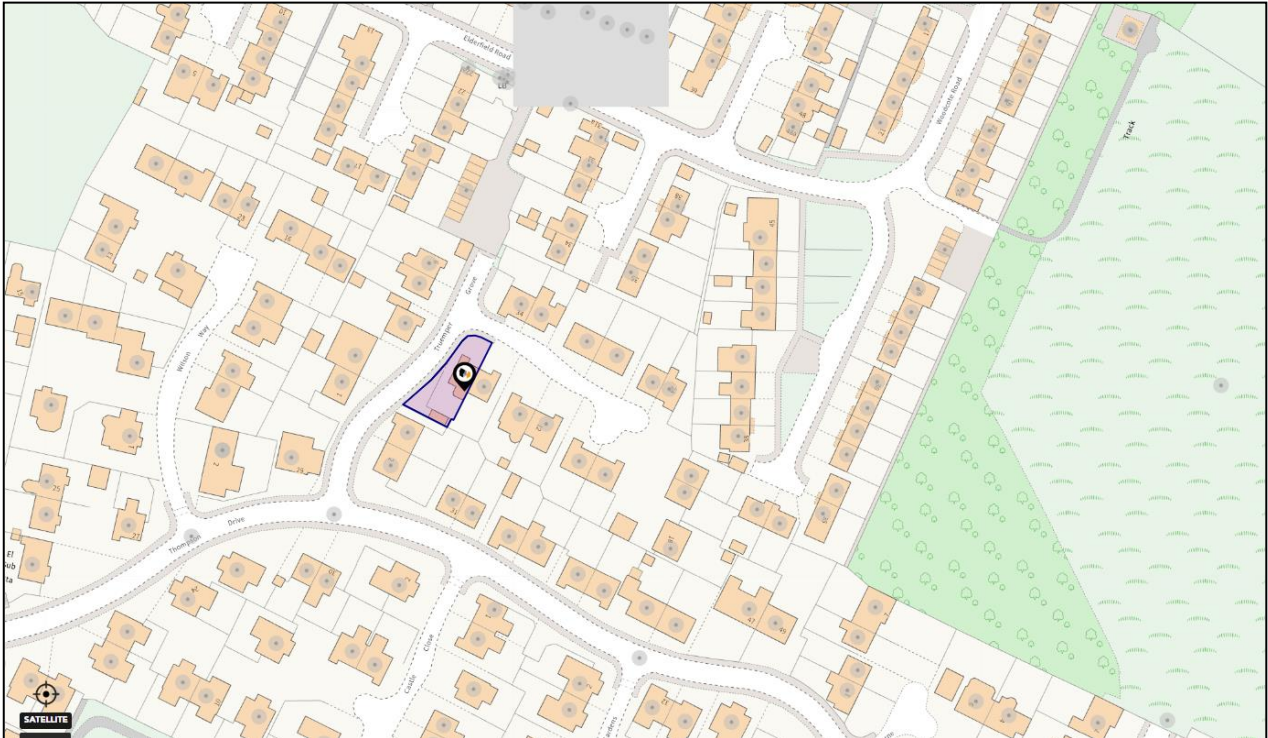
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Information for Solicitors:

Construction of a garage to the rear:

[Planning application: 14/01377/F - Planning register | Planning register | Cherwell District Council](#)

Installation of a replacement consumer unit:

[Building Control Application: 21/11594/CP - Planning register | Planning register | Cherwell District Council](#)

Installation of new gas fired boiler:

[Building Control Application: 23/33183/CP - Planning register | Planning register | Cherwell District Council](#)

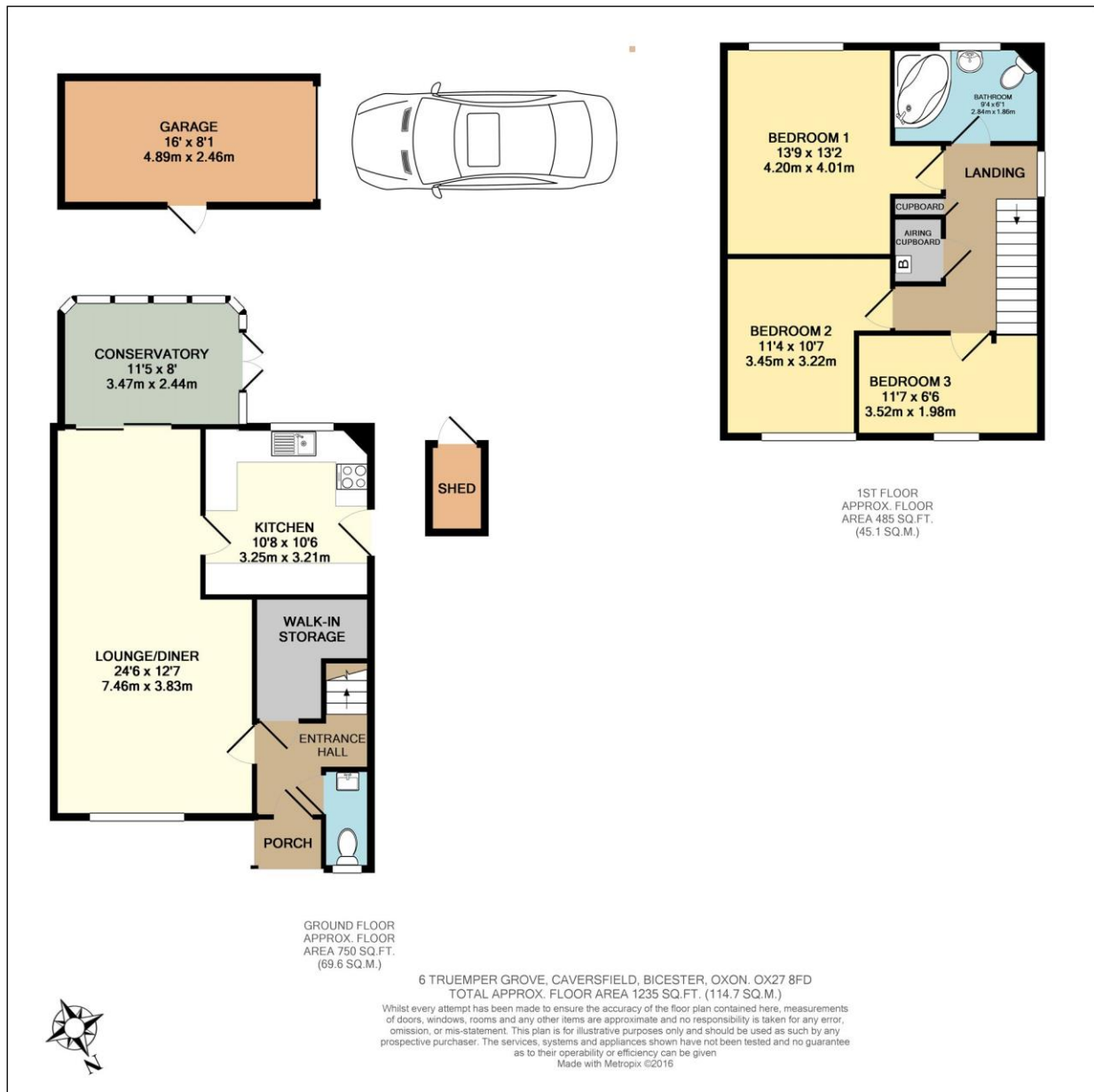
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