

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**13 Chadwick Place, Graven Hill
Bicester, Oxfordshire. OX25 2BG**

BARTON FLEMING

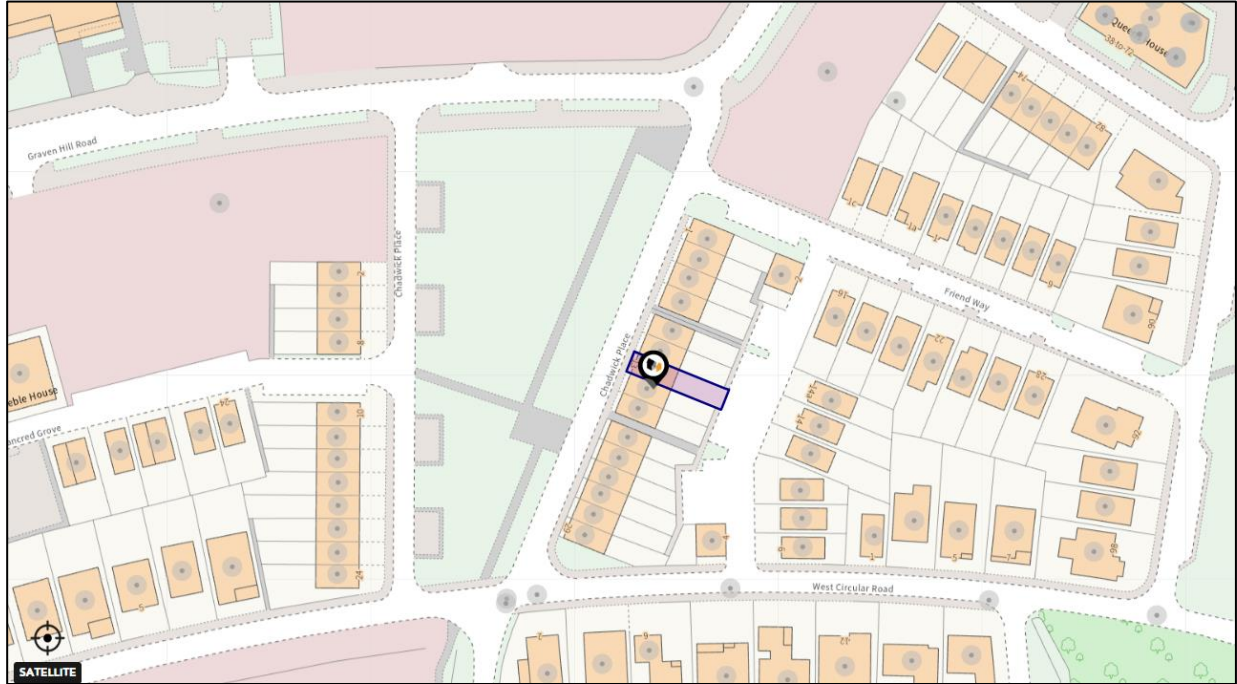
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

13 Chadwick Place, Graven Hill, Bicester, Oxon. OX25 2BG



Modern Spacious Two Bedroom Home with Mechanical Ventilation & Heat Recovery System, En-Suite Bathroom, Shower Room & Cloakroom, a Kitchen Diner Large Enough To Take a Sofa as well.

FREEHOLD

£ 350,000

- ❖ Recessed Porch
- ❖ Entrance Hall
- ❖ Inner Hall, Cloakroom, Utility Cupboard
- ❖ Living Room
- ❖ Kitchen-Diner-Family Room with Tri-fold Door
- ❖ Landing, Two Double Bedrooms
- ❖ Shower Room & En-Suite Bathroom
- ❖ Mechanical Ventilation & Heat Recovery System
- ❖ Walking Distance of Town & Bicester North
- ❖ Outlook Over Green Space

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of B (84).
Council Tax: Band C
Approx. £2,190 per annum.

Ground Floor:

Outside gas meter box, outside electric meter box, outside courtesy light, part glazed security front door to:

ENTRANCE HALL:

Front aspect window adjacent door, plain plaster ceiling, click laminate flooring, staircase.

LIVING ROOM: 14'6 x 11'3

Front aspect Oriel window, plain plaster ceiling, MVHR ventilation system, click laminate flooring, thermostat, telephone point.

INNER HALL:

Plain plaster ceiling, downlighting, click laminate flooring.

CLOAKROOM:

Plain plaster ceiling, downlighting, extractor fan, click laminate flooring, dual flush close coupled WC, wash hand basin.

UNDERSTAIRS UTILITY CUPBOARD:

Plain plaster ceiling, click laminate flooring, Internet - "Independent Fibre Networks" communication box, space for automatic washing machine.

KITCHEN DINER: 14'6 x 12'0

Rear aspect 3-pane bifold doors and rear aspect window, Plain plaster ceiling, downlighting, ventilation system, click laminate flooring, built-in cupboard, wall mounted "Brink" boiler. Range of tall base and eye level units, 500mm base unit, integrated dishwasher, 1½ bowl stainless steel sink unit, under-sink 600mm base unit, 600mm cutlery and pan drawers, integrated fan oven/grill, ceramic hob, ceramic splashback, stainless steel extractor, 1000mm corner base unit with 600mm door, space for fridge freezer (630mm x 980mm).

First Floor:

LANDING:

Plain plaster ceiling, downlighting.

SHOWER ROOM:

Plain plaster ceiling, extractor fan, vinyl flooring, chrome heated towel rail, shower enclosure with thermostatic shower, sliding head support, wash hand basin, shaver socket, dual flush close coupled WC.

BEDROOM TWO: 14'6 x 10'10

Front aspect twin bay windows, plain plaster ceiling, downlighting, MVHR ventilation system.

BEDROOM ONE: 14'6 x 10'2

Two rear aspect PVC windows, plain plaster ceiling, MVHR ventilation system.

EN-SUITE BATHROOM:

Plain plaster ceiling, downlighting, MVHR ventilation system, laminate flooring, panel enclosed bath, thermostatic shower over, tiled surrounds, screen, pedestal wash hand basin, shaver socket, dual flush close coupled WC.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs
Gate.

PARKING:

For one car plus visitor space, side-by-side at the rear.



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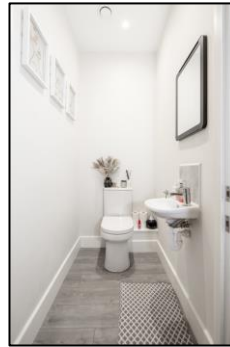
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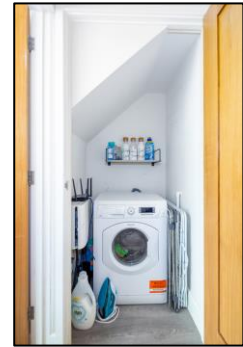
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Front



Cloakroom/Utility room



Living Room



Living Room



Living Room



Kitchen Diner



Kitchen Diner



Kitchen Diner

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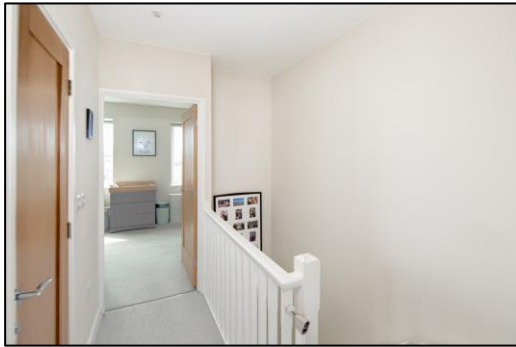
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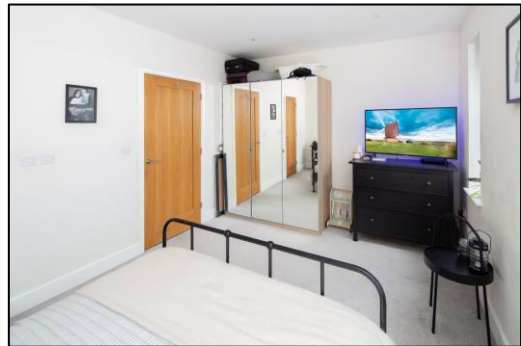
Landing



Bedroom One



Bedroom One



Bedroom One



Bedroom One



En-Suite Bathroom



Bedroom Two



Bedroom Two

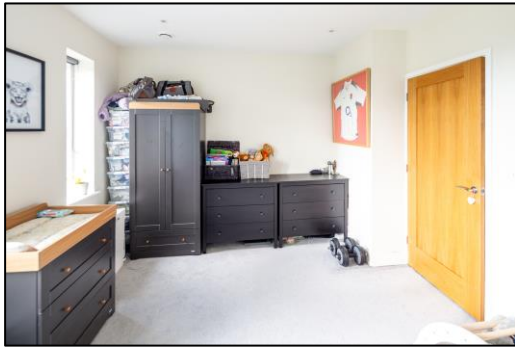
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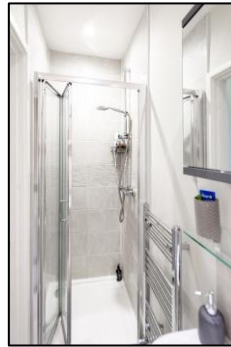
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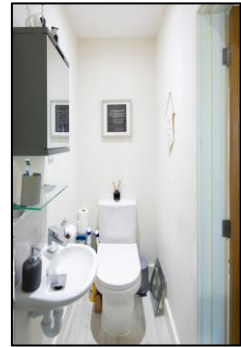
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Bedroom Three



Shower Room



Patio Area



Rear Garden

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 96 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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Rear Garden



Outlook to Front

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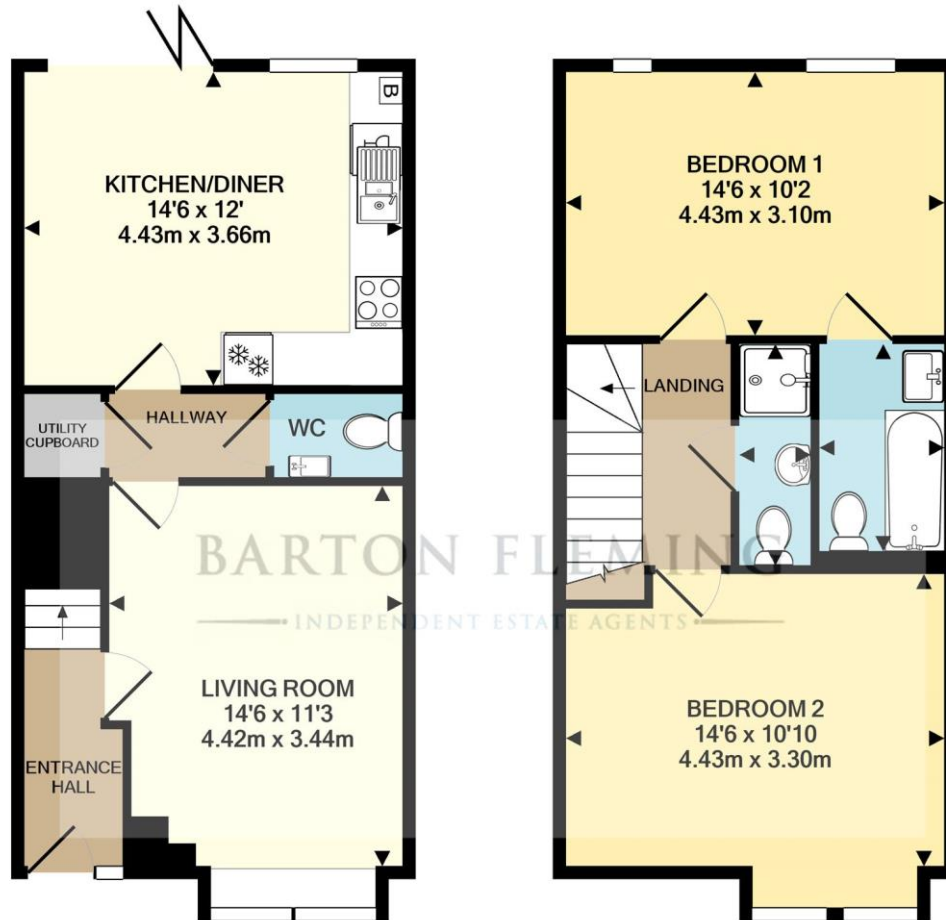
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GROUND FLOOR
APPROX. FLOOR
AREA 428 SQ.FT.
(39.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 442 SQ.FT.
(41.1 SQ.M.)

13 CHADWICK PLACE, GRAVEN HILL, BICESTER, OXON. OX25 2BG
TOTAL APPROX. FLOOR AREA 870 SQ.FT. (80.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.