

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



12 Montgomery Road, Caversfield, Oxfordshire. OX27 8FG

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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

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Three Bedroom Semi-Detached House on a Corner Plot with Open Plan Living/Dining/Family Room, Kitchen, Bathroom, Front and Rear Gardens and Off-Road Parking for Two Cars

FREEHOLD

£ 395,000

- ❖ Entrance Hall
- ❖ Lounge Diner and Separate Family Room
- ❖ Kitchen
- ❖ Landing
- ❖ Bathroom
- ❖ Three Bedrooms
- ❖ Front and Rear Garden
- ❖ Brick Build Shed with Electrics
- ❖ Off Road Parking for Two Cars
- ❖ Solar Panels fitted to Roof

VIEWING
APPOINTMENT:

DAY:

TIME:

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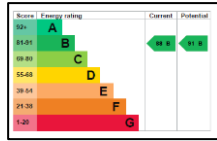
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Key Facts for Buyers:

EPC: Rating B (88)
Council Tax: Band C
Approx. £2,190 per annum.



Ground Floor:

SLOPING OPEN PORCH:

Part-glazed security front door to:

ENTRANCE HALL:

Built-in coats cupboard.

CLOAKROOM:

Front aspect PVC window, metal encased RCD/MCB electricity consumer unit, ceramic tiled floor, radiator, dual flush close coupled WC with douche spray, wash hand basin with cupboard under, shaver socket.

LOUNGE DINER: 24'6 overall

Lounge Area – 13'7 x 12'8: Front aspect PVC window, radiator, built-in cupboard, broadband hub.

Dining Area – 10'10 x 9'4: Rear aspect PVC French doors to Family Room, open plan to kitchen.

FAMILY ROOM: 11'3 x 8'6

Vaulted plain plaster ceiling, Velux skylight, rear aspect PVC French doors, rear aspect PVC window, laminate flooring.

KITCHEN: 10'8 x 10'6

Rear aspect PVC window, side aspect security door, ceramic tiled floor. Range of tall base and eye level units, 20cm granite worksurface, 5-ring induction hob, 800mm base unit with two 400mm doors, slanted extractor hood, space for washing machine, 1½ bowl stainless steel sink, 1100mm base unit with 600mm and 400mm doors, 200mm slide out unit, space for dishwasher, 1000mm tall unit providing space for 900mm fridge freezer, 350mm base unit, 800mm cutlery and pan drawers, 350mm base unit, 600mm tall unit with integrated microwave and double cavity fan oven/oven grill.

First Floor:

LANDING:

Side aspect PVC window, access to loft space, airing cupboard.

BATHROOM: 6'2 x 7'0

Rear aspect PVC window, fully tiled walls, vinyl flooring, P-shaped shower bath with mixer tap, thermostatic shower, sliding head support, screen, dual flush close coupled WC, wall hung wash hand basin.

BEDROOM ONE: 13'2 x 10'6 plus wardrobe narrowing to 10'8

Rear aspect PVC window, radiator.

BEDROOM TWO: 11'1 x 8'9

Front aspect PVC window, radiator.

BEDROOM THREE: 11'3 x 6'8 (max) narrowing to 8'5

Front aspect PVC window, radiator.

Outside:

FRONT GARDEN: refer to photograph
Gate.

REAR GARDEN: refer to photographs
South-West facing, gate. Brick built shed with full electrics.

PARKING:

Off-road parking for two cars.

SOLAR PANELS:

The property has solar panels fitted to the roof. These are leased so the property benefits from the cheap/free electricity, however, any feed-in tariff goes directly to the supplier.

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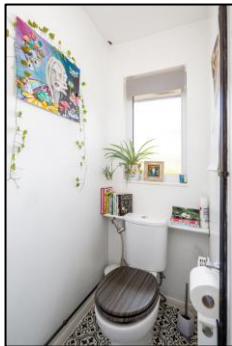
Front



Entrance Porch



Entrance Hall and Cloakroom



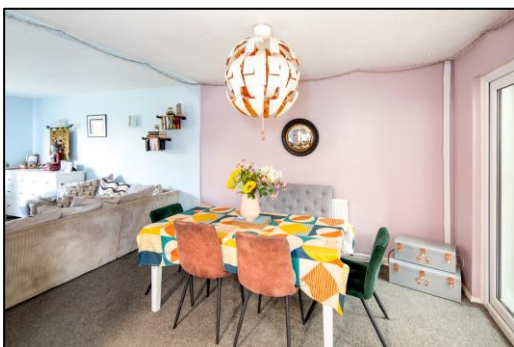
Lounge Area



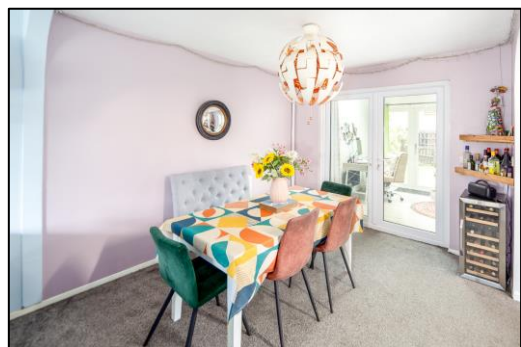
Lounge Area



Lounge Area



Dining Area



Dining Area

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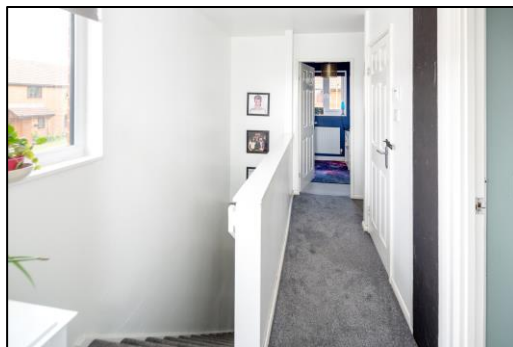
Family Room



Kitchen



Kitchen



Landing



Bathroom

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Bedroom One



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three



Rear Garden



Rear Garden



Rear Garden

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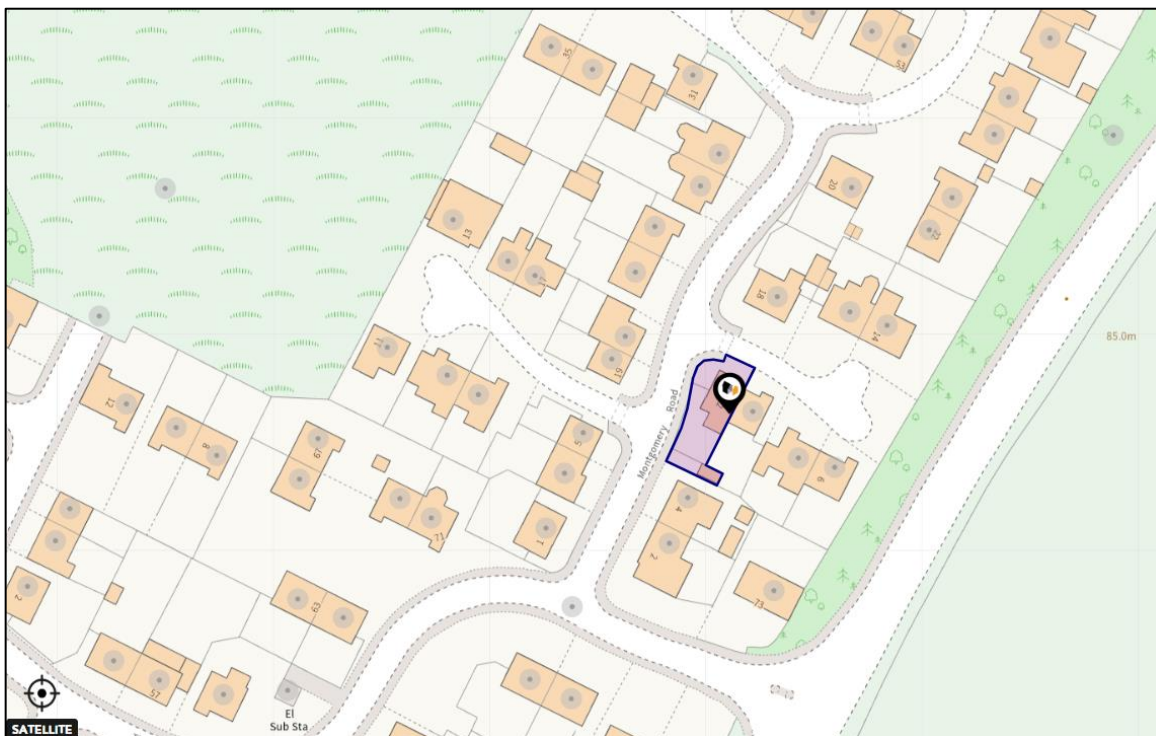
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Rear Garden



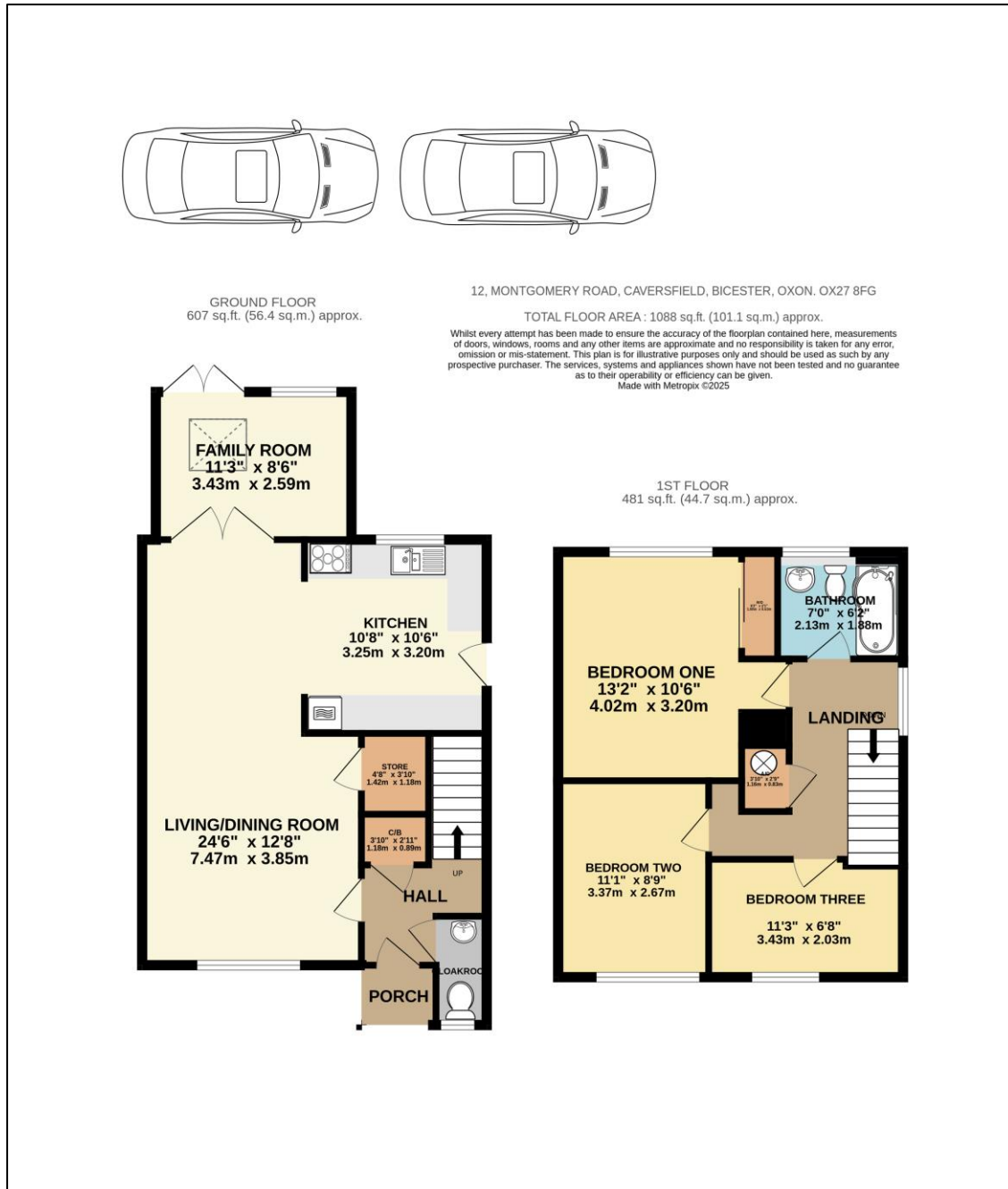
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