

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



(Please forgive the heavy shade in the foreground as the sun is directly on the rear!)

**8 Sanderling Close, New Langford,  
Bicester, Oxfordshire. OX26 6WF**

Close to Bicester Village, Station and Town - A three bedroom semi-detached with garage and driveway on-the-plot to the rear, high quality conservatory and a Westerly facing garden.

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### 8 Sanderling Close, Bicester, Oxon. OX26 6WF



**Cul-de-Sac located 2000 built Three Bedroom  
Semi-Detached with a garage and driveway to the rear.  
Walking distance of Bicester Village and Town.**

**FREEHOLD** (no estate or management charges)

**£ 400,000**

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Conservatory with glass pitched roof
- ❖ Landing, Bathroom
- ❖ Three Bedrooms
- ❖ Mostly walled enclosed Westerly facing Rear Garden
- ❖ Garage with light & power
- ❖ Driveway parking for a car

VIEWING  
APPOINTMENT:

DAY:

TIME:

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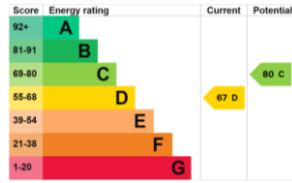
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### Key Facts for Buyers:

**EPC:** Rating of D (67).



**Council Tax:** Band C

Approx. £2,215.59 per annum.

### Ground Floor:

Ramped pathway to front door, outside courtesy light, part leaded-light glazed security front door to:-

#### **ENTRANCE HALL:**

Radiator, vinyl flooring, staircase.

#### **CLOAKROOM: 5'4 x 2'11.**

Front aspect PVC window, RCD/MCB electricity consumer unit, vinyl flooring, chrome heated towel rail, half tiled walls, concealed cistern dual flush WC, corner wash hand basin.

#### **LIVING ROOM: 15'1 x 14'10 narrowing to 11'9 narrowing to 8'0.**

Front aspect PVC window, radiator, TV point, broadband hub.

#### **KITCHEN-DINER: 14'10 x 10'2.**

Rear aspect PVC window to the conservatory, rear aspect bi-fold door to the conservatory, vertical radiator, ceramic tiled floor, space for table & chairs. Range of tall, base and wall units with roll-edge laminate worktops and tiled surrounds. 600mm tall units with double cavity fan oven / fan oven-grill, 600mm base unit, 2<sup>nd</sup> 600mm base unit, 1000mm corner base with 600mm door, 600mm under sink base unit with 1½ bowl stainless steel sink, spaces for dishwasher & washing machine, space for fridge freezer.

#### **CONSERVATORY: 12'4 x 8'9.**

Brick cavity base and right hand wall, plastered walls, PVC window sections, PVC French doors to the garden, glass pitched roof, ceramic tiled floor.

### First Floor:

#### **LANDING:**

Side aspect PVC window, loft hatch, radiator, airing cupboard enclosing boiler.

#### **BATHROOM: 6'1 x 5'6.**

Front aspect PVC window, extractor fan, vinyl flooring, heated towel rail, bath with mixer tap, thermostatic shower over with sliding head support, screen, moulded wash hand basin with cupboard under, dual flush close coupled WC.

#### **BEDROOM ONE: 12'5 x 8'2.**

Rear aspect PVC window, radiator, built-in wardrobe, TV point.

#### **BEDROOM TWO: 11'1 x 8'5.**

Front aspect PVC window, radiator, built-in wardrobe.

#### **BEDROOM THREE: 8'10 x 6'6.**

Rear aspect PVC window, radiator.

### Outside:

**FRONT GARDEN:** Refer to photo.

**REAR GARDEN:** Refer to photos.

Westerly orientation, gate to the driveway.

#### **GARAGE:**

Up-and-over door, light and power, eaves storage in the roof trusses, on-the-plot driveway parking for a car.

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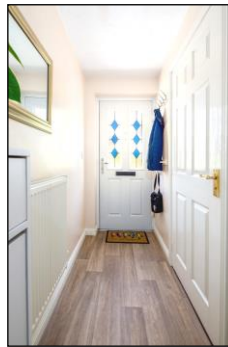
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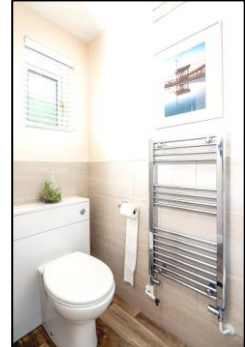
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Front



Hall, Cloakroom



Living Room



Living Room



Kitchen-Diner



Kitchen-Diner



Kitchen-Diner



Conservatory

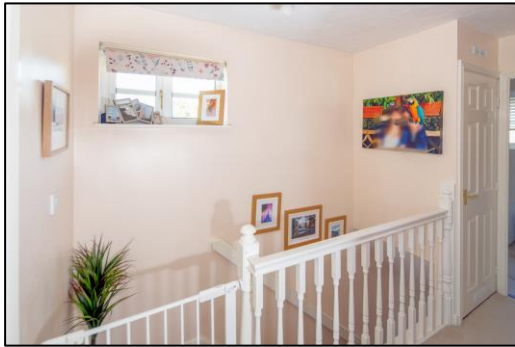
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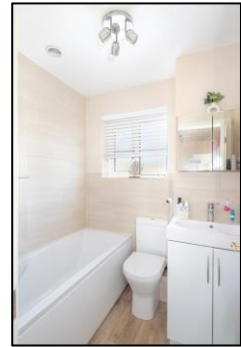
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Landing



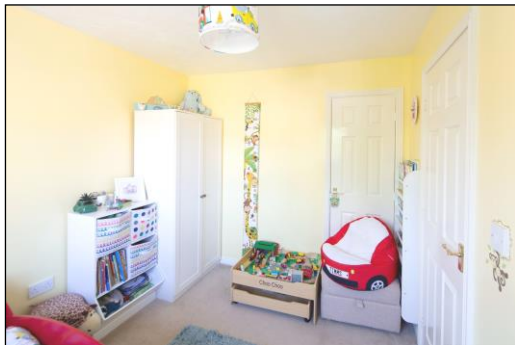
Bathroom



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Garage to the rear

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### **Important Notes for Solicitors:**

To act on this property for the purchaser, it is an offer acceptance condition that you work at an appropriate pace to target being exchange ready in six weeks subject to reasonable engagement by the seller's solicitors, us supplying searches about two weeks in and you receiving the contract pack before the end of week two. If you feel this is unreasonable or unachievable kindly inform the client you cannot meet this condition, and we will either replace you with a faster acting firm of solicitors or return the property to market.

The property title number is ON222711, was built in 2000 and lies on an adopted road with no estate 'rents' or management fees. Barton Fleming will be supplying a full pack of searches, unless you are advised otherwise by us. Expect them about two weeks after the memo-of-sale. Consequently, we expect you to be raising enquiries in week three of the conveyancing process, subject to receiving the draft contract pack from the seller's solicitors within the first two weeks. We target sales to be exchange ready in six weeks. We do not expect you to take responsibility for things outside your control, such as the rest of a chain and client holidays etc., however, we do expect you to be proactive, not reactive, during the process and run processes in parallel, not in series. So, for example, putting work on hold until you have a mortgage offer is totally unacceptable.

We fully understand that most solicitors, particularly conveyancing mills, do not function this way, which is why we generally exclude them from the process.

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**Space for Notes:**

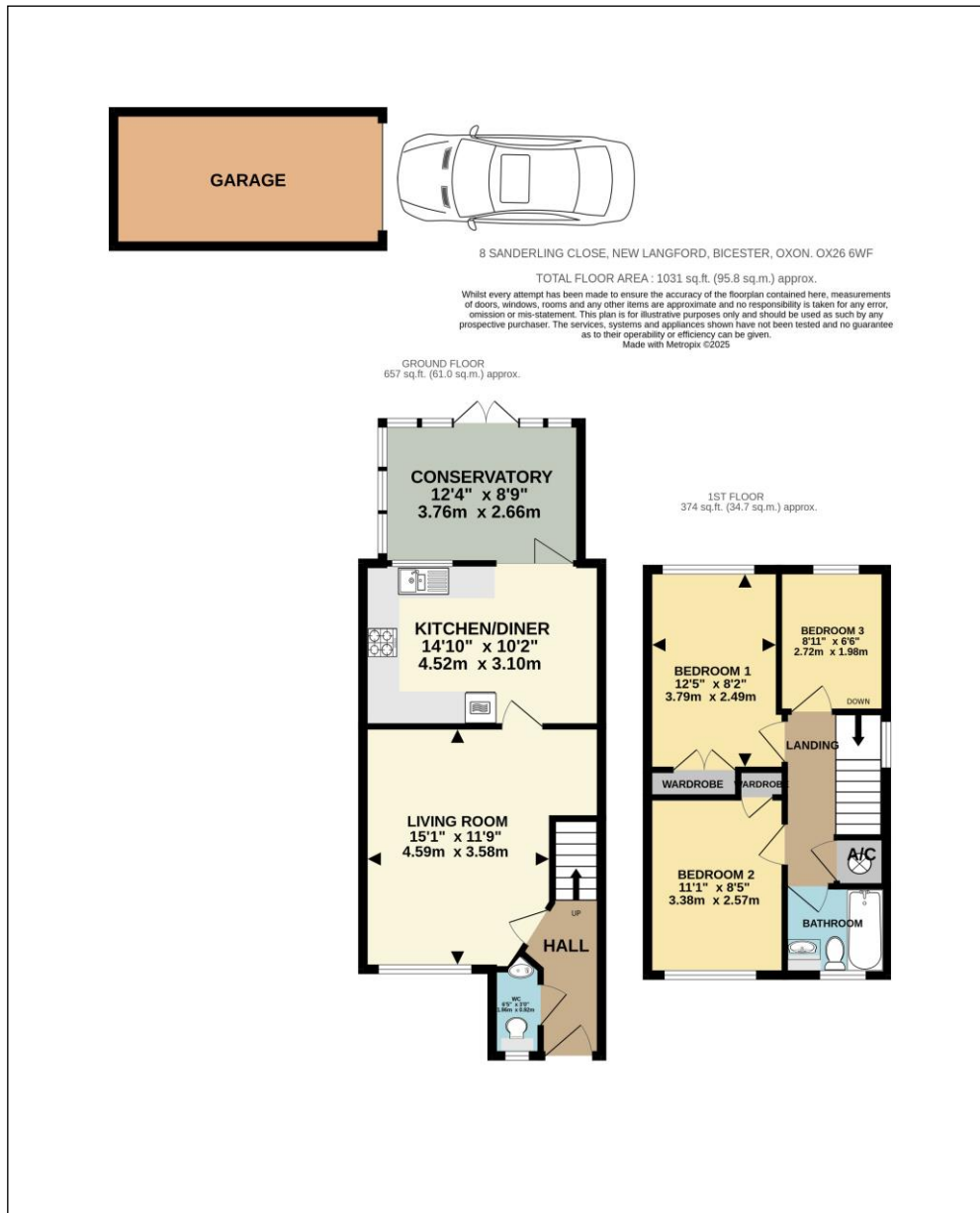
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These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or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