

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



33 Trenchard Circle, Upper Heyford, Oxfordshire. OX25 5TB

BARTON FLEMING

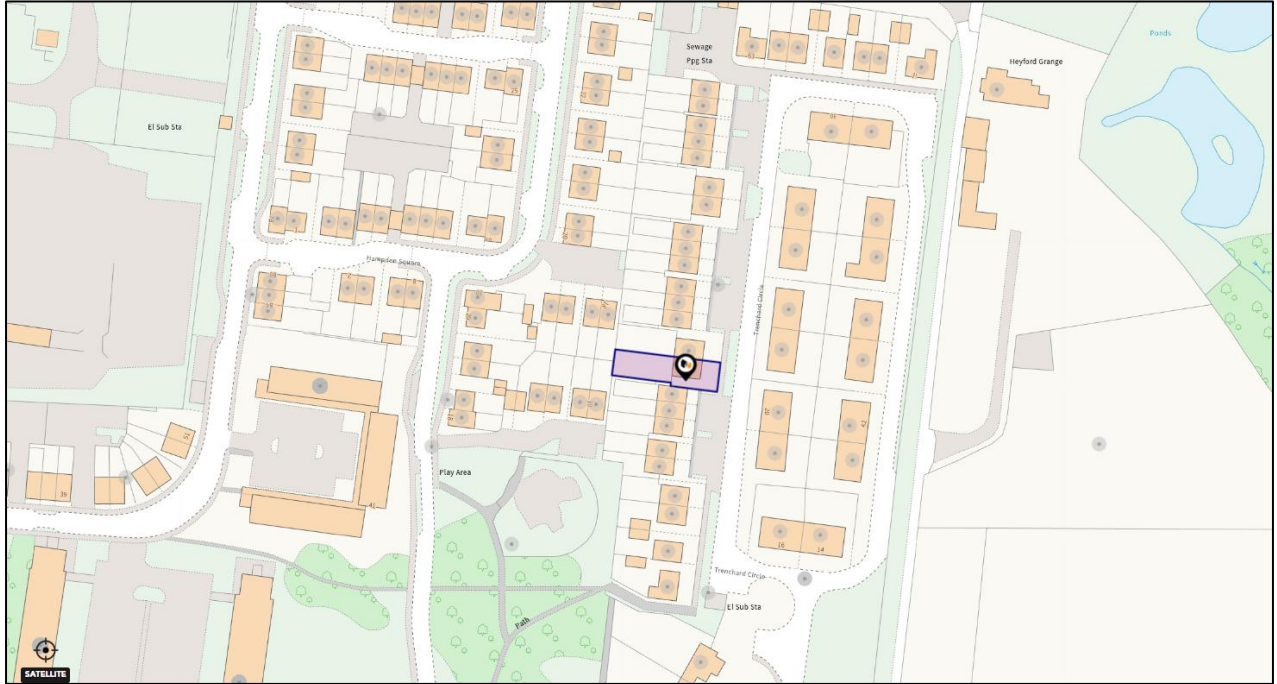
INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922

33 Trenchard Circle, Upper Heyford, Oxfordshire. OX25 5TB



**A Three Bedroom Semi-Detached House with Cloakroom,
Living Room, Kitchen Diner, Bathroom and En-Suite,
Large Rear Garden, Off-Road Parking for 3 Cars in Tandem**

FREEHOLD

£ 425,000

- ❖ Open Porch
- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Large Rear Garden
- ❖ Close to Local Amenities

VIEWING
APPOINTMENT:

DAY:

TIME:

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

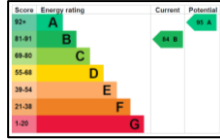
Tel: Bicester (01869)

249922

Key Facts for Buyers:

EPC: Rating of B (84).

Council Tax: Band D
Approx. £2,464 per annum.



Ground Floor:

OPEN PORCH:

Outside courtesy light, part-glazed front door to:

ENTRANCE HALL:

Plain plaster ceiling, ceramic tiled floor, radiator, ESi central heating thermostat, understairs cupboard, staircase.

CLOAKROOM:

Front aspect PVC window, plain plaster ceiling, downlighting, extractor fan, ceramic tiled floor, radiator, dual flush closed coupled WC, wash hand basin with cupboard under.

LIVING ROOM: 18'2 x 11'0

Pair of rear access bifold doors, plain plaster ceiling, two radiators.

KITCHEN DINER: 16'1 x 10'8

Front aspect PVC window, plain plaster ceiling, downlighting, extractor fan, ceramic tiled floor, radiator. Range of tall base and eye level units, mirror fleck Quartz worktop, 760mm tall unit, 1040mm fridge and 600mm freezer, 600mm tall unit with microwave, oven/grill combi and fan oven/grill, shelved recess, integrated washing machine, 1½ bowl undermounted stainless steel "Blanco" sink, 700mm base unit with two 350mm doors, integrated dishwasher, 900mm corner base unit with 450mm door and magic corner wire baskets, 600mm cutlery and pan drawers, ceramic 4-ring electric hob, ceramic splashback, slide out extractor hood, 1000mm corner base unit with 500mm door, 300mm wine chiller, breakfast bar.

First Floor:

LANDING:

Plain plaster ceiling, access to loft space, built-in cupboard, radiator.

BATHROOM: 6'10 x 6'1

Front aspect PVC window, plain plaster ceiling, downlighting, extractor fan, ceramic tiled floor, chrome heated towel rail, panel enclosed bath with mixer tap, shower attachment, low level fixed support, concealed cistern dual flush WC, wall hung wash hand basin, shaver socket.

BEDROOM ONE: 11'6 x 9'4

Rear aspect PVC window, plain plaster ceiling, radiator, multi-media socket, built-in walk-in wardrobe.

EN-SUITE:

Plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, chrome heated towel rail 1500mm x 880mm shower enclosure with monsoon head, second hand held head, fixed support, concealed cistern dual flush WC, wall hung wash hand basin, shaver socket.

BEDROOM TWO: 11'6 x 10'10

Front aspect PVC window, plain plaster ceiling, radiator.

BEDROOM THREE: 8'6 x 7'9

Rear aspect PVC window, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: refer to photograph

Off-road parking for 3 cars in tandem.

REAR GARDEN: refer to photographs

Approx 62½ ft x 27½ ft. 276° magnetic West, outside tap, outside electric point, gate.

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk

E-mail: info@bartonfleming.co.uk

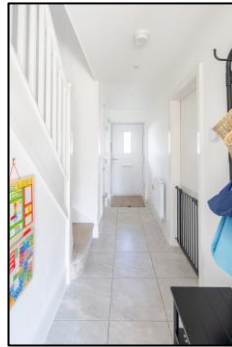
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

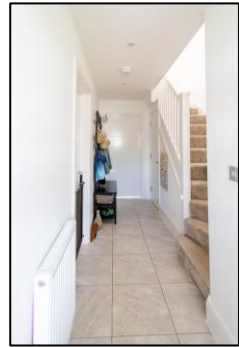
249922



Cloakroom



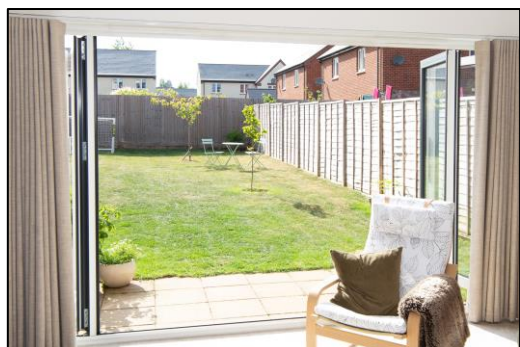
Entrance Hal



Living Room



Living Room



Bifold Doors to Living Room

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922



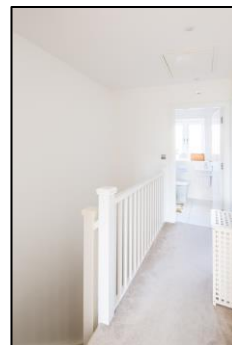
Kitchen Diner



Kitchen Diner



Kitchen Diner



Landing

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922



Bedroom One



Bedroom One



En-Suite to Bedroom One



Bathroom



Bedroom Two



Bedroom Two



Bedroom Three



Rear Elevation

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922



Rear Garden



BARTON FLEMING

INDEPENDENT ESTATE AGENTS

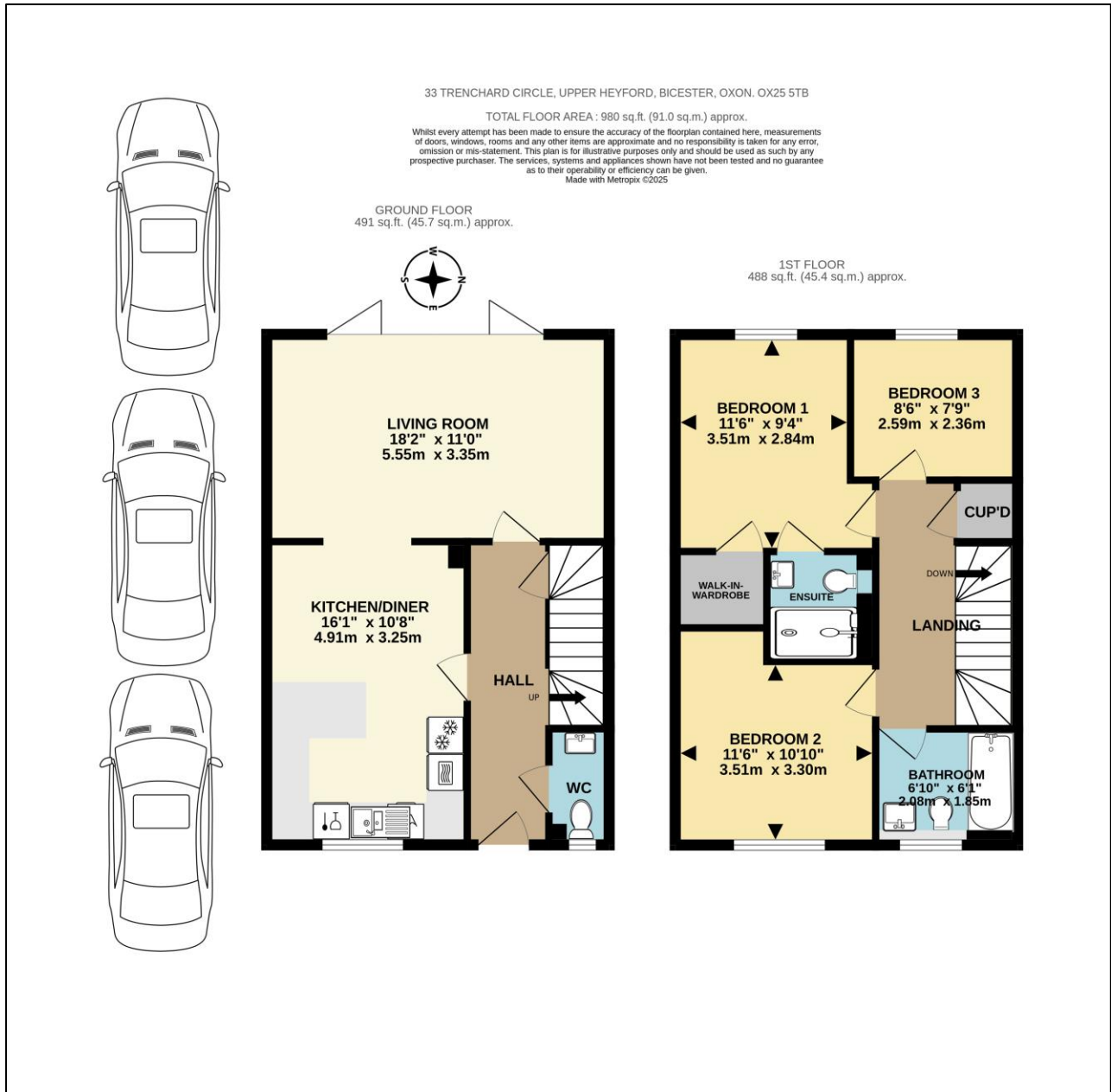
Web: www.bartonfleming.co.uk

E-mail: info@bartonfleming.co.uk

62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



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.