

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



10 South Meadow, Ambrosden, Oxfordshire. OX25 2LA

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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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A Four Bedroom Detached House with Cloakroom, Living Room, Dining Room, Kitchen, Utility Room, Bathroom and En-Suite Shower Room, Garage and Driveway Parking

FREEHOLD

£ 490,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Living Room and Separate Dining Room
- ❖ Kitchen and Utility Room
- ❖ Landing
- ❖ Four Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Garage and Driveway Parking

VIEWING
APPOINTMENT:

DAY:

TIME:

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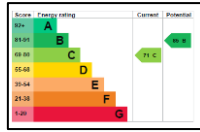
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Key Facts for Buyers:

EPC: Rating C (71)



Council Tax: Band E

Approx. £2,927.79 per annum.

Ground Floor:

OPEN PORCH:

Outside electric meter box, block paved step, outside courtesy light, part-glazed replaced security front door to:

ENTRANCE HALL: 13'2 x 6'6

Plain plaster ceiling, coving, radiator, laminate flooring, thermostat, understairs cupboard, staircase,.

LIVING ROOM: 14'0 x 14'3

Front aspect PVC double glazed bay window, plain plaster ceiling, coving, TV point, radiator, fireplace.

CLOAKROOM: 6'5 x 3'3

Front aspect PVC window, plain plaster ceiling, "Penny" floor, half tiled walls, radiator, porcelain sink on board, concealed cistern dual flush WC.

DINING ROOM: 12'3 x 8'4

Bifold doors to garden, plain plaster ceiling, coving, laminate flooring, radiator.

KITCHEN: 13'7 x 9'6

Rear aspect PVC window, plain plaster ceiling, ceramic tile floor, radiator. Range of base and eye level units, roll edge laminate worksurfaces, Travertine tiled splashbacks, 300mm base unit, 600mm cutlery and pan drawers, 500mm base unit, 600mm undersink base unit, 1½ bowl "Schock" composite sink, flexi-hose tap, integrated dishwasher, 600mm drawers, 300mm x 800mm corner base unit with two 300mm doors and carousel, 1000mm "Cuisine Master Pro DR100F 530" range cooker (5-gas ring, griddle/warming plate, three ovens), 1100mm extractor hood, integrated fridge, integrated freezer, 300mm based unit, 50:50 fridge freezer, 300mm base unit, 500mm wine rack, 300mm base unit and display unit over, 150mm high unit with drawers.

UTILITY ROOM: 6'6 x 5'6

Side aspect security door to garden, side aspect PVC window, plain plaster ceiling, extractor fan, radiator, wall mounted boiler, ceramic tiled floor.

First Floor:

LANDING: 9'9 x 8'8 extending to 13'2

Plain plaster ceiling, access to loft space, airing cupboard, radiator.

BEDROOM ONE: 14'6 x 9'8

Front aspect PVC window, vaulted plain plaster ceiling, radiator, built-in wardrobes, click laminate flooring.

REFITTED EN-SUITE: 7'10 x 5'6 extending to 7'10

Side aspect PVC window, plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, 1200mm x 780mm shower enclosure with thermostatic rain head, second hand held head, sliding head support, concealed cistern WC, 800mm x 440mm wash hand basin with drawers under, light, shaver point, heated towel rail.

BEDROOM TWO: 11'10 x 8'2

Rear aspect PVC window, plain plaster ceiling, laminate flooring.

BEDROOM THREE: 9'0 x 7'8

Front aspect PVC window, plain plaster ceiling, laminate flooring.

BEDROOM FOUR: 9'9 x 6'10

Rear aspect PVC window, plain plaster ceiling, laminate flooring.

REFITTED BATHROOM: 6'11 x 6'6

Rear aspect PVC window, plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, chrome heated towel rail, bath with mixer tap, thermostatic shower over, sliding head support, screen, dual flush concealed cistern WC, inset wash hand basin, mirror with shaver socket.

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Outside:

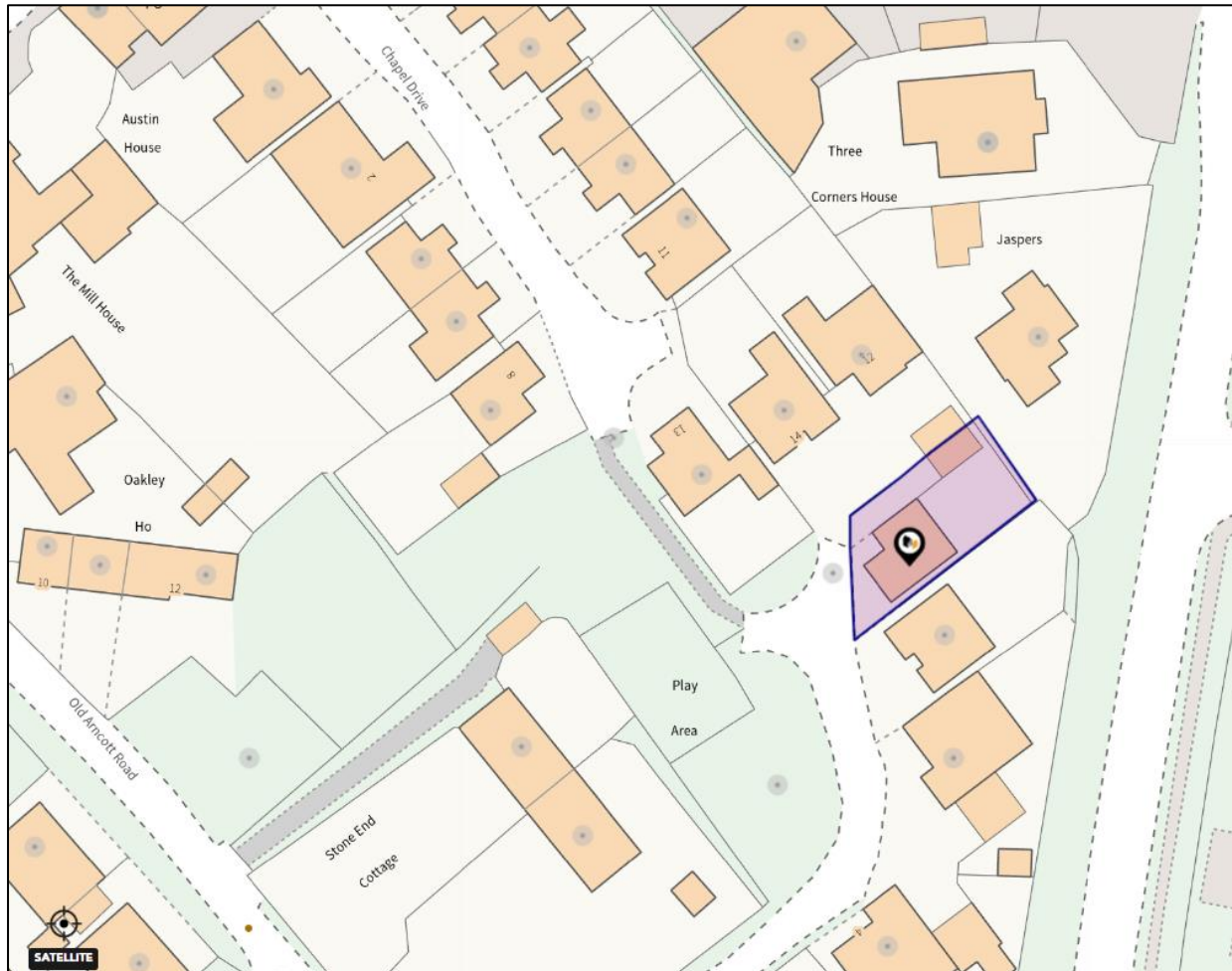
FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Two side gates, outside tap, landscaped in 2019,
power extension, lights on wall.

GARAGE: 17'7 x 9'3

Up and over door, eaves storage, light and power,
side door to garden, off-road parking on the
driveway.



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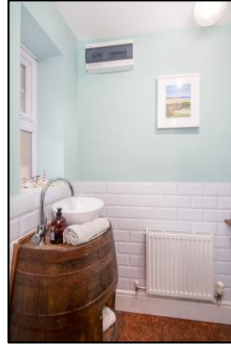
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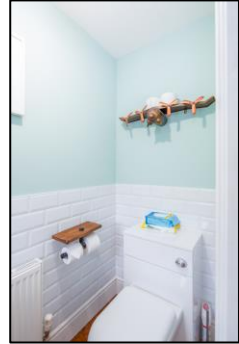
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Entrance Hall



Cloakroom



Dining Room



Living Room



Living Room



Kitchen



Kitchen



Kitchen

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Utility Room



Landing



Bedroom One



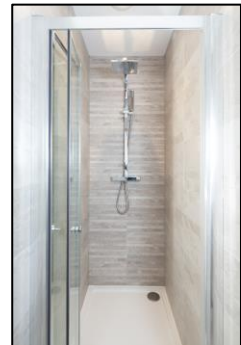
Bedroom One



Bedroom One



En-Suite to Bedroom One



Bedroom Three



Bedroom Two

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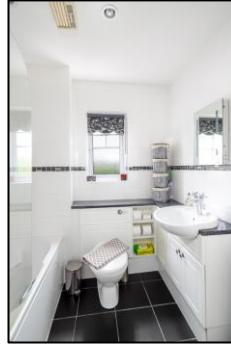
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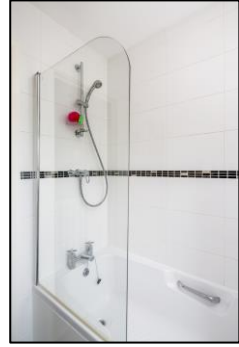
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Bedroom Four



Bathroom



Rear Garden



Rear Garden



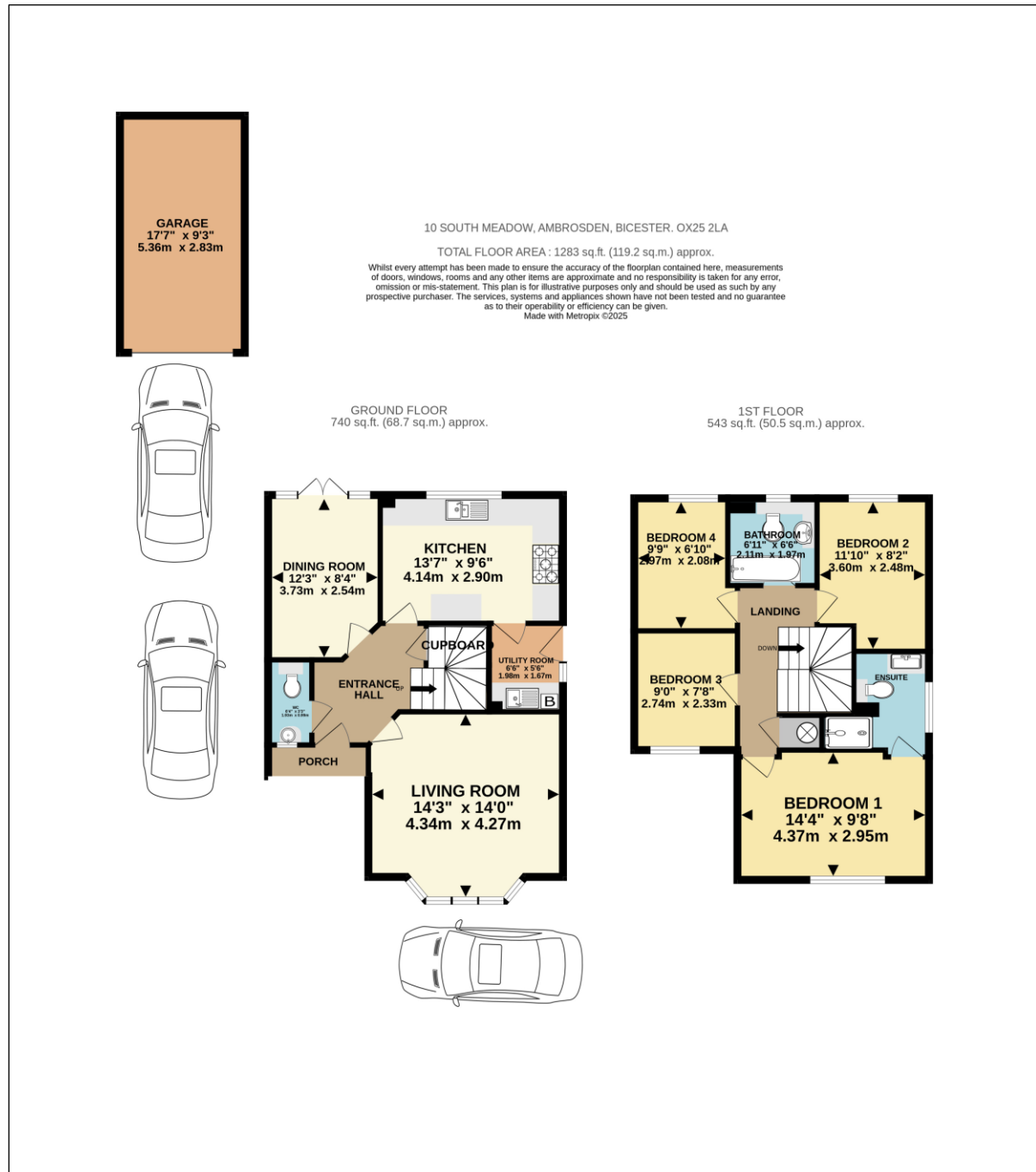
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