

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



21 Ludgershall Road, Piddington Oxon OX25 1PU

NO ONWARD CHAIN

BARTON FLEMING

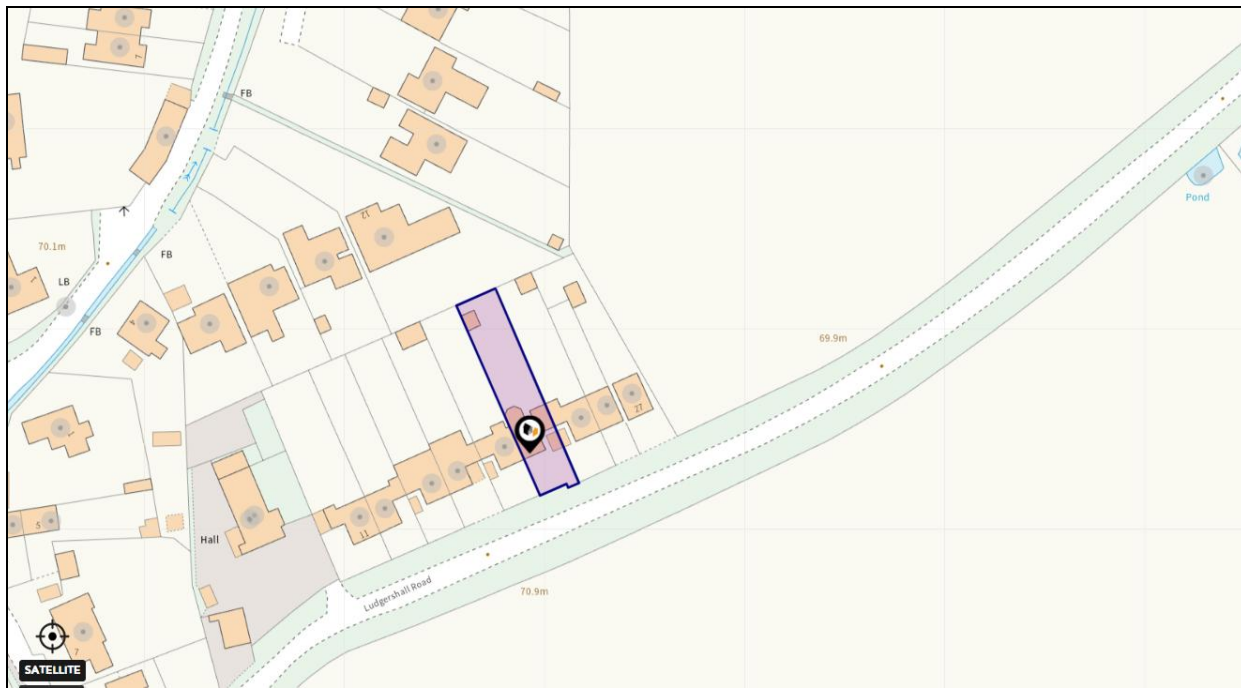
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

21 Ludgershall Road, Piddington Oxon OX25 1PU



An Extended Three Bedroom Semi-Detached House with Living Room, Dining Room, Kitchen Breakfast Room, Utility Room, Conservatory, Ground Floor Shower Room, Bathroom, Larger Than Average Garden and Parking for Several Vehicles

FREEHOLD:

£475,000

- ❖ No Onward Chain
- ❖ Canopy Porch and Entrance Hall
- ❖ Living Room open plan to Dining Room
- ❖ Conservatory
- ❖ Kitchen Breakfast Room
- ❖ Inner Hall, Shower Room/WC and Utility Room
- ❖ Landing Family Bathroom
- ❖ 3 Bedrooms
- ❖ Large Rear Garden
- ❖ Parking for Several Cars to Front

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of D (56)
Council Tax: Band C
Approx. £2,190 per annum.

Ground Floor:

ENTRANCE PORCH

Outside light, wall mounted post box, stone slab floor, opaque double glazed panel front door and opaque PVC side panel to:

ENTRANCE HALL: 11.10 x 6'4

Plain plastered ceiling, radiator, wood laminate flooring, staircase.

LIVING ROOM: 14'7 x 12'0

PVC double doors to conservatory, radiator, plain plastered ceiling, coving, spotlights, wall lights, fireplace with black cast iron woodburning stove, tiled hearth, laminate flooring, TV aerial point, archway and step up to:

DINING ROOM: 11'4 x 12'0

Front aspect PVC window, plain plastered ceiling, radiator, ornamental fireplace, laminate wood flooring.

CONSERVATORY: 13'5 x 11'10

Rear aspect PVC double glazed panels, rear aspect PVC window to rear aspect, rear aspect PVC double glazed double doors, ceramic tiled floor.

KITCHEN BREAKFAST ROOM: 15'7 x 12'8

Rear aspect PVC window, rear aspect French doors to garden, plain plaster ceiling, two double glazed 'Velux' style windows, spotlights, fitted bench seating, wood effect vinyl flooring, fitted corner base unit with butchers block worktop, radiator. Range of base and eye level units, two glazed cabinets, butchers block worksurfaces, single drainer enameled sink unit with mixer tap, "AEG" 5-ring electric induction hob, extractor, built in oven integrated fridge, integrated freezer, dishwasher, central island unit with white granite worktop, wood effect vinyl flooring.

INNER HALL: 5'10 x 2'11

Plain plastered ceiling, wood effect vinyl flooring, radiator.

SHOWER ROOM/WC: 5'10 x 5'11

Plain plastered ceiling, opaque glazed sun tube, spotlights, towel radiator, vanity wash hand basin with cupboard beneath, glass double shower enclosure chrome mains fed shower, large rain head shower head, further hand held head, sliding head support, close couple WC, grey slate tiled floor.

UTILITY ROOM: 6'8 x 9'2

Front aspect PVC window, front aspect opaque stable door, plain plastered ceiling, spotlights, radiator, base and eye level units, wine rack, "Worcester" propane gas boiler, wood effect vinyl flooring.

First Floor

LANDING: 7'9 x 6'5

Side aspect PVC window, built-in storage cupboard (with CCTV security system installed).

BEDROOM ONE: 12'5 x 10'7

Front aspect PVC window, plain plastered ceiling, radiator.

BEDROOM TWO: 10'9 x 12'0

Rear aspect PVC window, plain plastered ceiling, radiator.

BEDROOM THREE: 9'6 x 7'10

Front aspect PVC window, plain plastered ceiling, bulkhead shelf over stairwell, radiator.

BATHROOM: 5'5 x 6'4

Rear aspect uPVC window, fully tiled walls and floor, inset close coupled WC, vanity wash hand basin with cupboard beneath, shaped shower bath, glass screen, mixer tap and mains fed shower mixer, fixed rain head shower, hand held shower head, sliding head support.

Outside:

PARKING:

Gated gravel driveway to front providing parking for several vehicles

FRONT GARDEN: Refer to photograph

REAR GARDEN: Refer to photographs

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Entrance Hall



Entrance Hall



Living Room



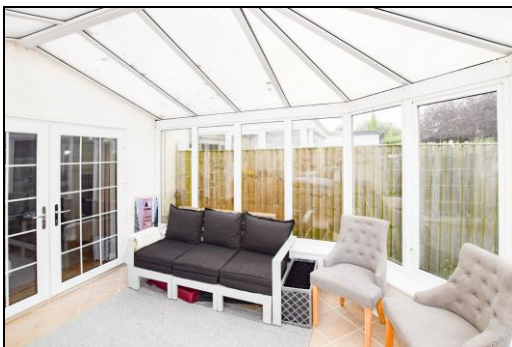
Living Room



Dining Area



Dining Area



Conservatory



Conservatory

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Kitchen Breakfast Room



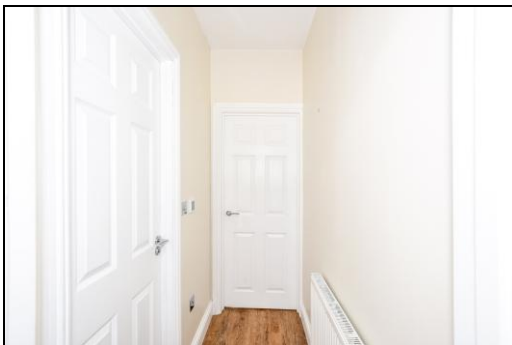
Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room



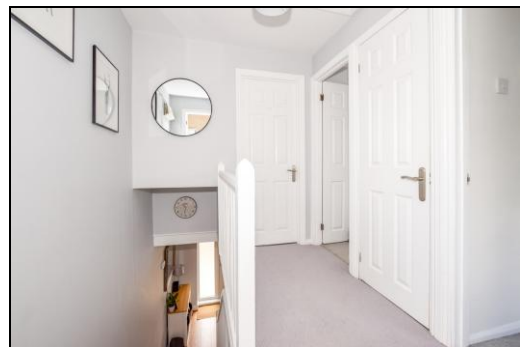
Inner Hall



Utility Room



Ground Floor Shower Room



Landing

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Bathroom



Bedroom One



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three

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Rear Garden



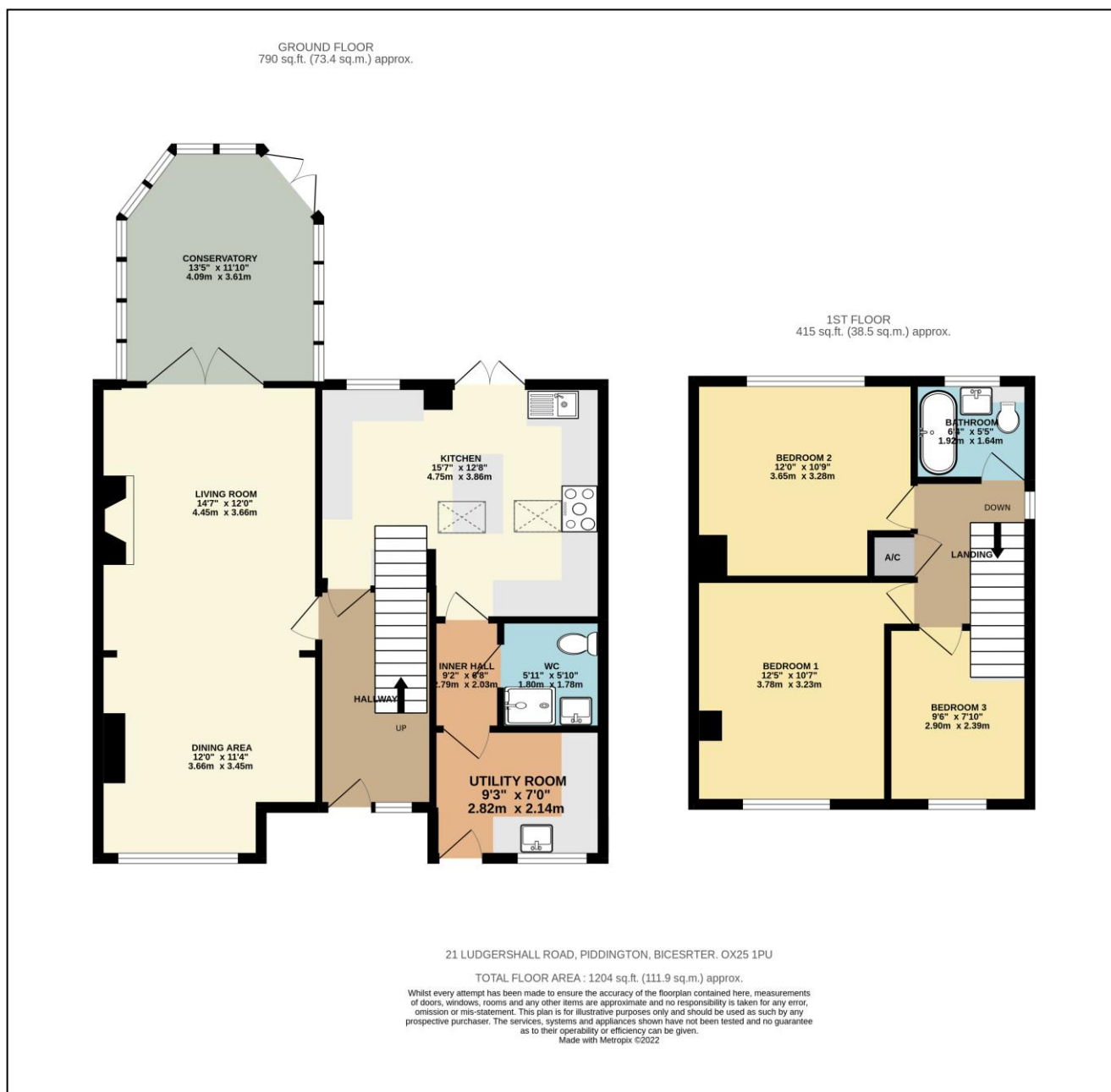
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