

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**10 Bluebell Road, Ambrosden,
Oxfordshire. OX25 2DL**

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

10 Bluebell Road, Ambrosden, Oxfordshire. OX25 2DL



Just around the corner from the park. A Three Bedroom Semi-Detached with parking for two cars side-by-side to the front. 18Ft wide Kitchen Diner with French doors to the rear and a good sized en-suite with window and a 1180mm x 730mm shower.

FREEHOLD (with management fees of about £250 pa)

£ 400,000

- ❖ Pitched Open Porch, Entrance Hall
- ❖ Cloakroom
- ❖ Living Room
- ❖ 18 Ft wide Kitchen Diner with French doors to the garden
- ❖ Landing
- ❖ Bathroom and En-Suite
- ❖ Three Bedrooms
- ❖ Front and Rear Gardens
- ❖ Off Road Parking for Two Cars Side-by-Side

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:

PITCHED OPEN PORCH:

Outside courtesy light, level access path to part-glazed security front door to:

ENTRANCE HALL: 7'3 wide x 16'4.

Plain plaster ceiling, central heating thermostat (*downstairs zone*) and programmer (*whole house*), radiator, understairs cupboard, staircase, "Amtico" flooring, half panelled walls.

CLOAKROOM:

Plain plaster ceiling, extractor fan, radiator, "Amtico" flooring, dual flush close coupled WC, pedestal wash hand basin.

LIVING ROOM: 16'4 x 10'7.

Front and side aspect PVC windows, plain plaster ceiling, two radiators, multi-media point.

KITCHEN DINER: 18'2 x 9'4.

Rear aspect PVC window, rear aspect PVC French doors with windows either side, plain plaster ceiling, "Amtico" flooring, space for table and chairs, radiator, "Ideal Heat H15" boiler. Range of taal, base and eye level units, roll edge laminate worksurfaces, laminate upstands, 600mm tall unit enclosing fridge freezer (1040mm fridge/600mm freezer), 600mm tall unit with fitted stainless steel and glass fan oven/grill, 600mm tall larder unit, 1100mm corner base unit with 600mm door, 450mm base unit, 600mm cutlery and pan drawer, 4-ring stainless steel hob, ceramic splashback, stainless steel extractor hood, 1000mm corner base unit with 500mm door, integrated dishwasher, 1½ bowl stainless steel sink, 800mm undersink base unit with two doors, integrated washing machine.

First Floor:

LANDING:

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

BATHROOM: 6'11 x 6'3.

Front aspect PVC window, plain plaster ceiling, downlighting, extractor fan. "Amtico" flooring, radiator, pedestal wash hand basin, mixer tap, shower attachment, thermostatic shower over, sliding head support, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM ONE: 11'7 extending to 13'3 x 11'0.

Rear aspect PVC window, plain plaster ceiling, radiator, panelled wall, central heating thermostatic (*upper zone*).

EN-SUITE: 11'0 shortening to 7'0 x 3'11.

Side aspect window, plain plaster ceiling, extractor fan, downlighting, radiator, "Amtico" flooring, 1180mm x 730mm shower enclosure, thermostatic shower, sliding head support, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM TWO: 11'0 x 9'11.

Front aspect PVC window, plain plaster ceiling, radiator, three quarter panelled wall.

BEDROOM THREE: 9'8 x 6'11.

Rear aspect PVC window, plain plaster ceiling, radiator, multi-media socket.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Gate, outside electric socket, patio, tap, deck, shed.

PARKING:

Off-road parking for two cars side-by-side.

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

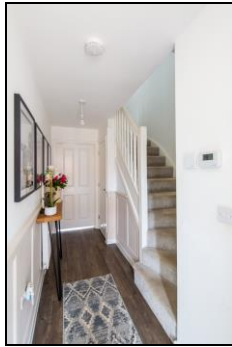
Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

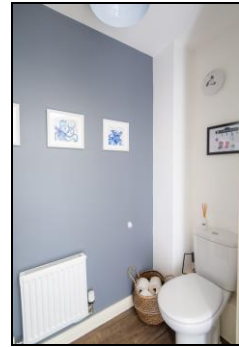
249922



Entrance Hall



Cloakroom



Living Room



Living Room



Living Room



Kitchen Diner



Kitchen Diner



Kitchen Diner

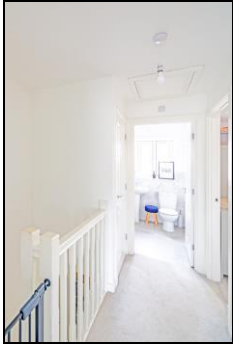
BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922



Landing



Main Bathroom



Bedroom One



Bedroom One



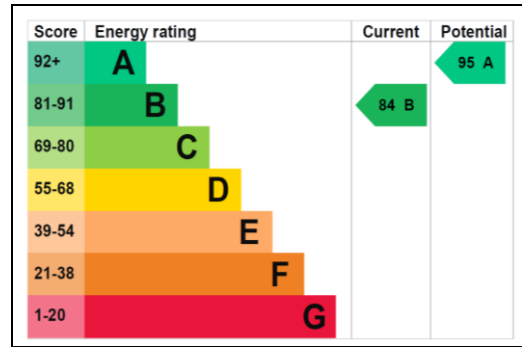
En-Suite Shower Room



Bedroom Two



Bedroom Three



E P C

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



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 Elevation



Parking for 2 cars side-by-side

Space for Notes:

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.