

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**13 Thompson Drive, Caversfield,  
Bicester, Oxfordshire.  
OX27 8FA**

**There are examples of these properties selling for over £375,000 in refurbished condition. Originally built as large 2 bedroom properties for the American Military they have good room sizes and plots. Most have been converted to 3 bedrooms now. This one has re-fits to the bathroom, cloakroom and fusebox but the kitchen and windows are coming to the end of their useful working lives.  
It currently has warm air heating.**

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**13 Thompson Drive, Caversfield, Bicester, Oxon. OX27 8FA**



**Three Bedroom (2+1 arrangement) Semi-Detached priced to take account of the need to replace the kitchen, windows and heating but with a re-fitted 4 piece bathroom with large shower, re-fitted cloakroom and a replaced fusebox. Vacant / End-of-Chain.**

**FREEHOLD (with fees of £120/ yr)**

**£ 335,000**

- ❖ Private Estate - Ex American Military Property
- ❖ Vacant – End-of-Chain
- ❖ Open Porch, Entrance Hall
- ❖ Re-fitted Cloakroom
- ❖ 24½Ft (7.5m) Lounge-Diner
- ❖ Kitchen (needs a re-fit)
- ❖ Landing, Refitted Bathroom with 1600mm shower tray
- ❖ Three bedrooms with bedroom 2 accessed from bed 3
- ❖ 39Ft x 32Ft (11.8 x 9.37m) Garden & brick shed
- ❖ Off Road Parking for a couple of cars

VIEWING  
APPOINTMENT:

DAY:

TIME:

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### Key Facts for Buyers:

**Title:** Freehold with fees of about £120.00 per year.

**EPC:** Rating D (66)

**Council Tax:** Band C

Approx. £2, 106.71 per annum.

### Ground Floor:

#### **SLOPING OPEN PORCH:**

Part-glazed security front door to:

#### **ENTRANCE HALL:**

Built-in coats cupboard, staircase.

#### **CLOAKROOM:**

Front aspect double glazed aluminium window, metal cased RCD/MCB electricity consumer unit (*installed 11/09/2020*), vinyl flooring, concealed cistern dual flush WC, porcelain wash hand basin on stand with cupboard under, light/shaver socket.

**LOUNGE-DINER:** 24'6 overall x 12'7 narrowing to 9'5.

#### **Lounge Area:** 13'4 x 12'7.

Front aspect double glazed aluminium window, built-in cupboard, two wall light points.

#### **Dining Area:** 11'2 x 9'5.

Rear aspect double glazed aluminium sliding patio door, central heating thermostat.

#### **KITCHEN:** 10'10 x 10'7

Rear aspect double glazed aluminium window, side aspect security door to driveway, vinyl flooring. Original range of base and eye level units, roll edge laminate worksurfaces, 400mm base unit, 1100mm base unit with 600mm x door, 500mm drawer unit, 450mm slimline slot-in dishwasher, 900mm range cooker (*900mm wide electric oven, 5-gas rings*), 900mm stainless steel extractor hood, 300mm base unit, 920mm space for fridge freezer, 600mm base unit, 1660mm space for appliances.

### First Floor:

#### **LANDING:**

Side aspect double glazed aluminium window, access to loft space, "Johnson & Starley J25-32 MK3 Modairflow" warm air heating unit, airing cupboard.

#### **BATHROOM:** 9'3 x 6'2

Rear aspect double glazed aluminium window, plain plaster ceiling, downlighting, vinyl flooring, chrome heated towel rail, fully tiled walls, 1600mm x 700mm shower enclosure with "Aquastream" power shower, sliding head support, concealed cistern dual flush WC, inset wash hand basin with cupboard under, wide bath, mixer tap and shower attachment, low level head rest.

#### **BEDROOM ONE:** 12'3 x 10'7

Rear aspect double glazed aluminium window.

#### **BEDROOM THREE/STUDY:** 9'3x 9'7 narrowing to 6'4.

Front aspect double glazed aluminium window, door to:

#### **BEDROOM TWO:** 11'2 x 10'8

Front aspect double glazed aluminium window.

#### **FRONT GARDEN:** refer to photograph

#### **REAR GARDEN:** refer to photographs

39ft x 32ft approx, gate.

#### **PARKING:**

Driveway parking for two cars in tandem.



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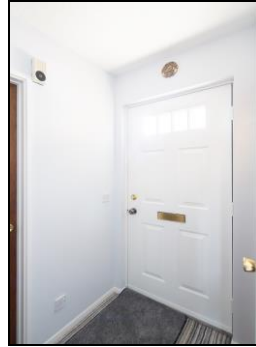
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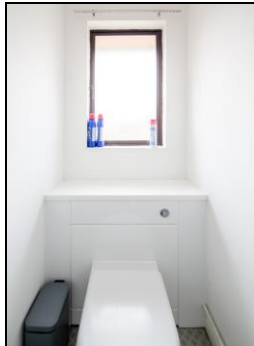
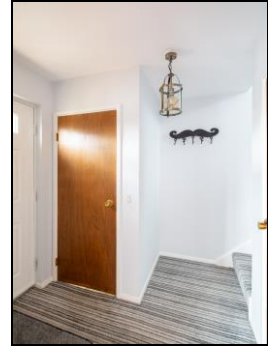
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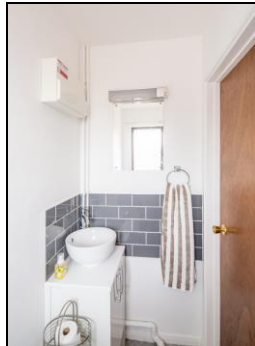
Front



Entrance Hall



Re-fitted Cloakroom



Living Area of Lounge-Diner



Lounge-Diner



Dining Area of Lounge-Diner



Kitchen



Kitchen

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Landing



Bedroom One



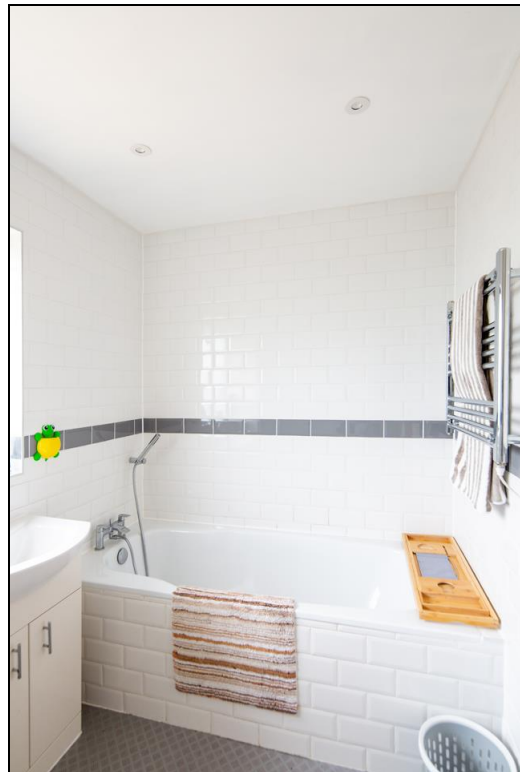
Bedroom One



Bedroom Two



Re-fitted Bathroom with separate Shower



Re-fitted Bathroom with separate Shower



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Bedroom Three



Bedroom Three



Rear Elevation & Garden



Rear Garden



Rear Garden

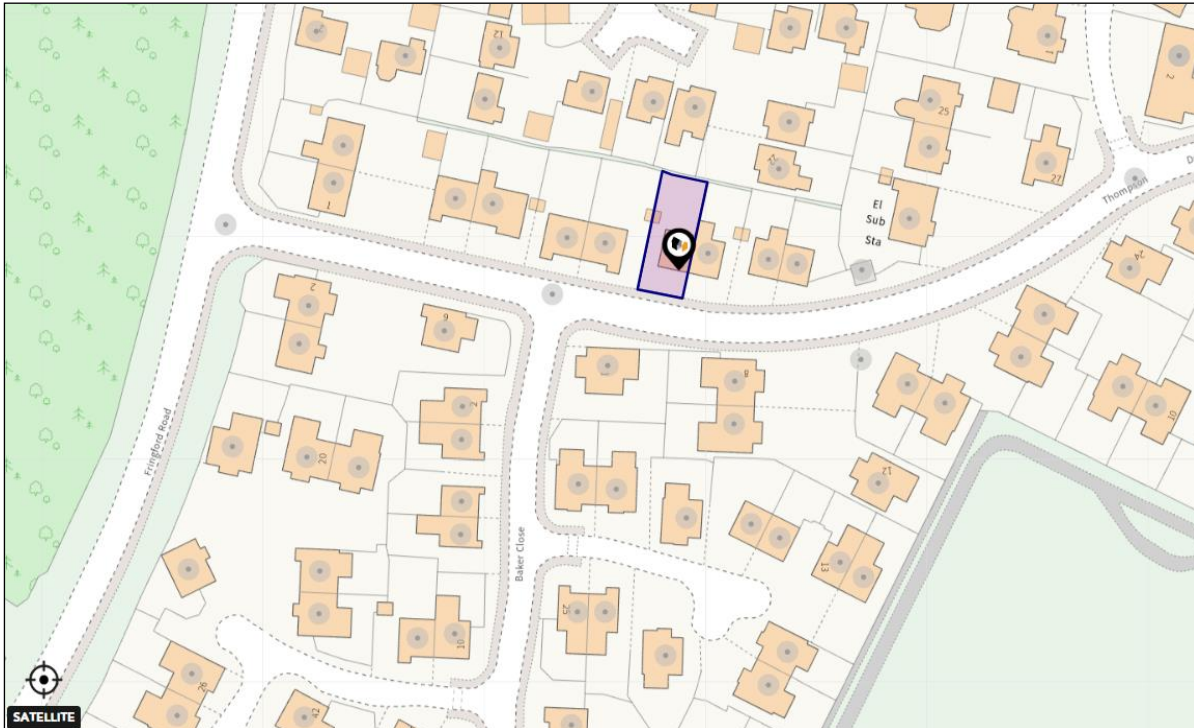
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**Space for Notes:**



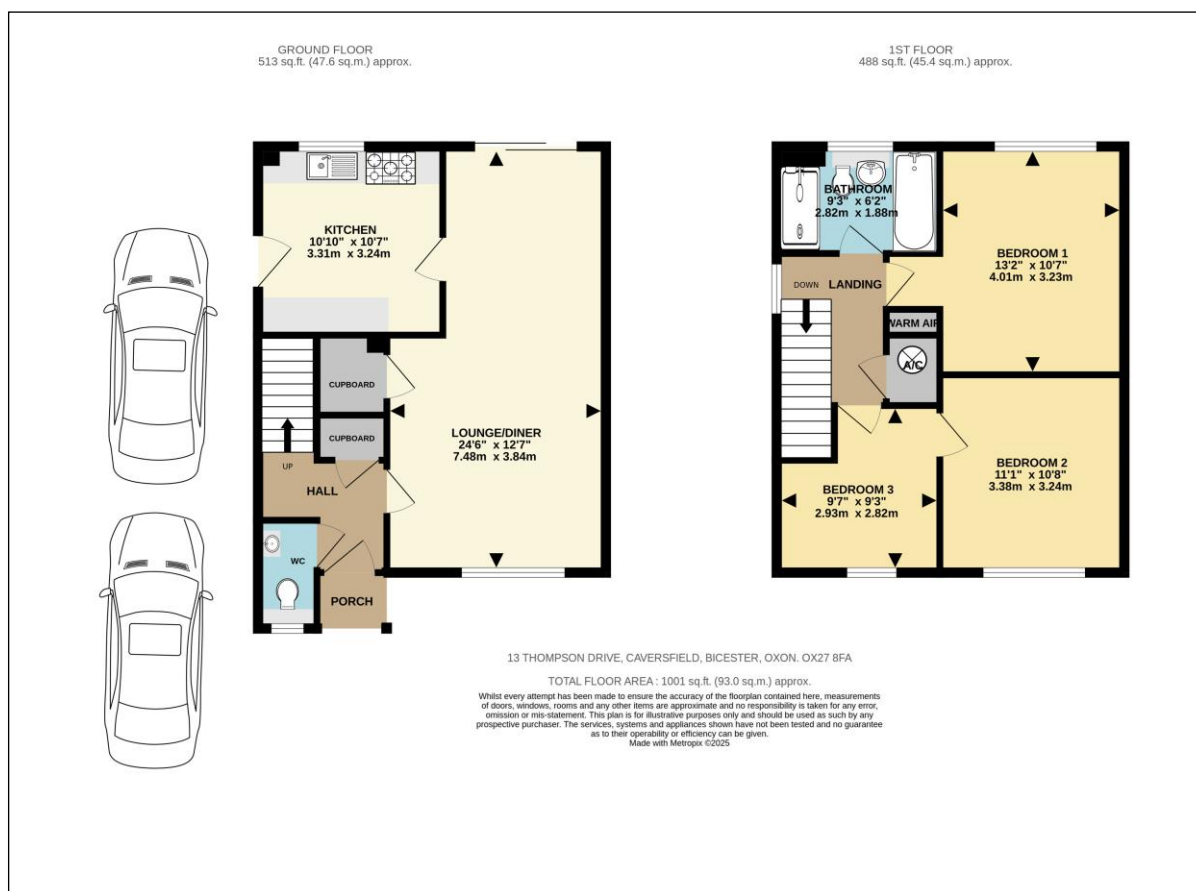
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