

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



**5 South Terrace, Orchard Square, Garden Quarter,
Caversfield, Bicester, Oxfordshire. OX27 8AB**

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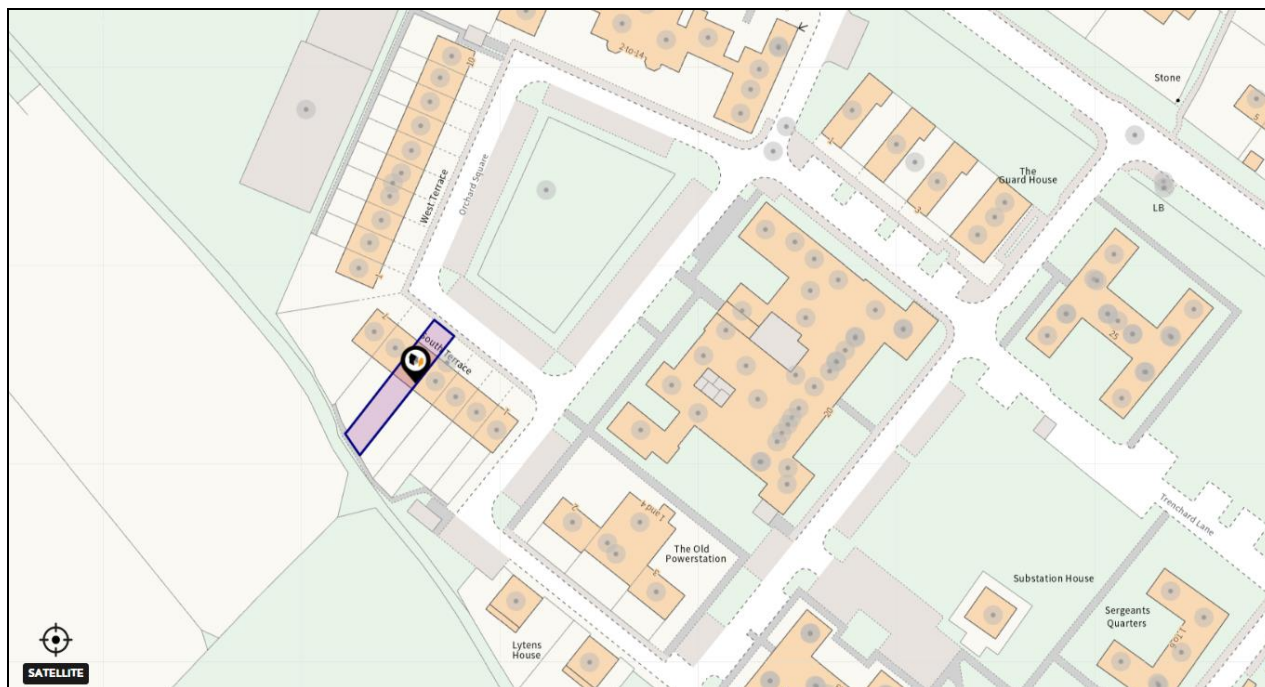
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Web: www.bartonfleming.co.uk
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62 North Street, Bicester. OX26 6NF

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249922

**5 South Terrace, Orchard Square, Garden Quarter,
Caversfield, Bicester, Oxfordshire. OX27 8AB**



**A Modern, Three Bedroom Terraced House with Cloakroom,
Kitchen Diner, Living Room, Bathroom and En-Suite, Front and
Rear Gardens.**

FREEHOLD

£ 450,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Kitchen Diner
- ❖ Living Room
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Located in the Garden Quarter

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of B (82).
Council Tax: Band D
Approx. £2,464 per annum.

Ground Floor:

Ground level gas meter box, outside courtesy light, security front door to:

ENTRANCE HALL: 16'0 x 7'10

Front aspect window, plain plaster ceiling, ceramic tiled floor, underfloor heating downstairs zone, understairs cupboard with two doors and plumbing for washing machine, staircase.

CLOAKROOM: 4'6 x 2'9

Plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, concealed cistern dual flush WC, wash hand basin with cupboard under.

KITCHEN DINER: 17'8 x 10'8 narrowing to 9'9

Front aspect glazed door with full height windows either side, plain plaster ceiling.

Dining Area: Plain plaster ceiling, downlighting, Oak flooring, blanked "Virgin" socket and TV point.

Kitchen Area: Plain plaster ceiling, downlighting. Range of tall base and eye level units, square edge laminate worksurface, ceramic upstands and splashback, tall 500mm larder unit, 600mm tall unit with stainless steel and glass fan oven/grill, integrated microwave, 1000mm corner base unit with 600mm door, 800mm cutlery and pan drawers, stainless steel 4-ring gas hob, pull out extractor fan, integrated dishwasher, 700mm corner base unit with 400mm door, 1½ bowl "Franke" sink, 450mm base unit, 600mm tall unit with 1040mm fridge and 660mm freezer (3 door).

LIVING ROOM: 18'10 x 13'1

Rear aspect French doors with full height windows either side, plain plaster ceiling, downlighting, Oak flooring with underfloor heating, underfloor heating control, air recovery vent, fire.

First Floor:

LANDING:

Skylight, radiator, airing cupboard with "Glowworm" boiler and air recovery system.

BATHROOM: 8'9 x 5'7

Front aspect full height window, plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, panel enclosed bath with mixer tap, shower attachment, sliding head support, screen, wall hung wash hand basin, concealed cistern dual flush WC, chrome heated towel rail, large mirror, shaver socket.

BEDROOM ONE: 13'2 x 9'10

Rear aspect full height window, side aspect glazed door to balcony, plain plaster ceiling, air recovery vent, radiator, blanked "Virgin" point, TV point, central heating thermostat for upstairs.

EN-SUITE: 7'5 x 6'1

Plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, chrome heated towel rail, 1600mm x 800mm shower enclosure, concealed cistern dual flush WC, wall hung wash hand basin, shaver socket, large mirror.

BEDROOM TWO: 11'0 extending to 14'2 x 9'9

Front aspect full height window, plain plaster ceiling, fitted wardrobe.

BEDROOM THREE: 9'2 x 8'9

Rear aspect French doors to balcony, plain plaster ceiling, air recovery vent, two fitted cupboards, TV point and "Virgin" point.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs
64ft x 20ft, South/South-West facing, rear gate.

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Front



Entrance Hall



Cloakroom



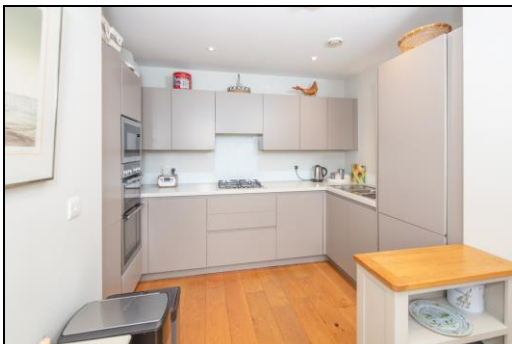
Living Room



Living Room



Living Room



Kitchen Diner



Kitchen Diner

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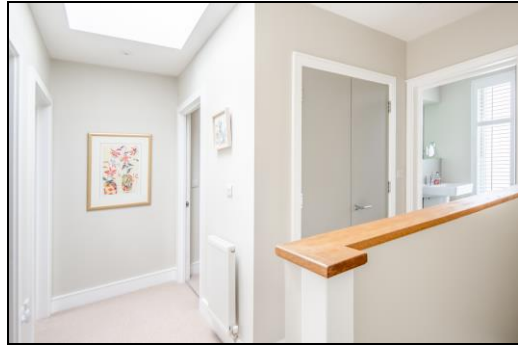
Dining Area



Kitchen Area



Dining Area



Landing



Bedroom One



Bedroom One



En-Suite to Bedroom One



Bedroom Three

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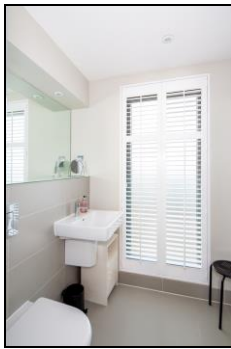
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Bedroom Two



Bedroom Two



Bathroom



Rear Garden



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Rear Elevation



Rear Garden



Private Park



Parking

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

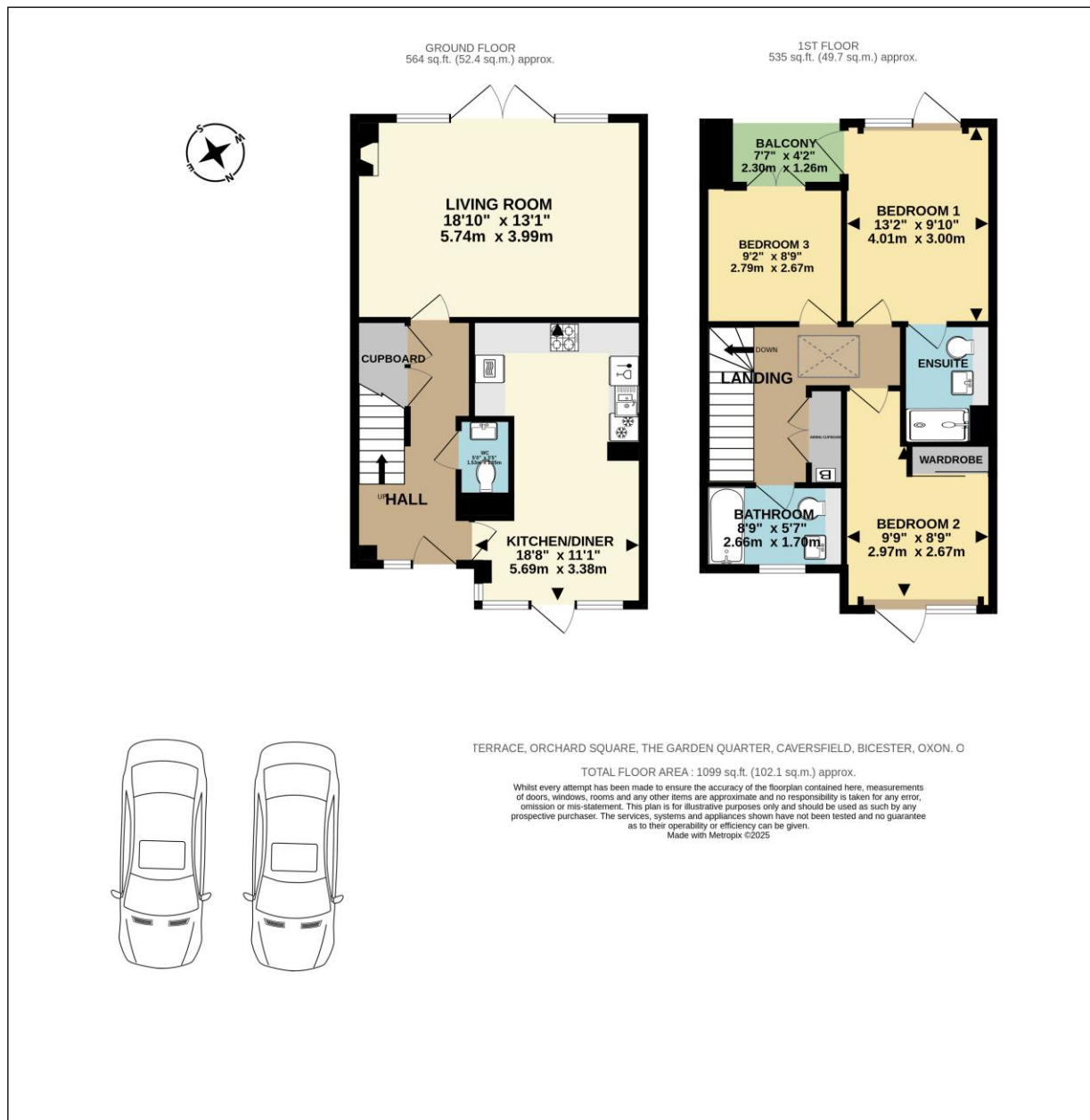
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