

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**17 Trenchard Circle, Upper Heyford,
Bicester, Oxfordshire. OX25 5TB**

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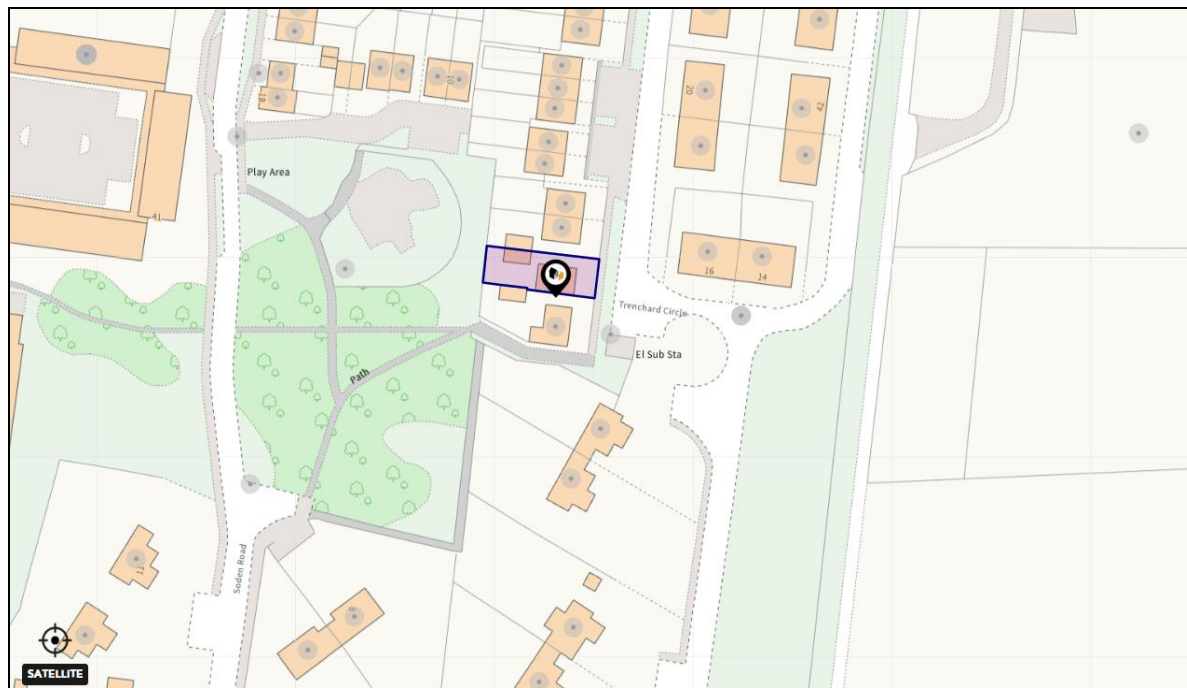
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

17 Trenchard Circle, Upper Heyford, Bicester, Oxon. OX25 5TB



**A Three Bedroom Detached House backing on to the Park,
with Cloakroom, Living Room, Kitchen Diner,
Bathroom and En-Suite, Front and Rear Gardens and
Driveway Parking for Three Cars in Tandem**

FREEHOLD *(with fees – approx. £400 pa)*

Offers Over: £ 420,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Kitchen Diner
- ❖ Living Room
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Garage and Driveway Parking for 3 cars in tandem
- ❖ Local Amenities

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of B (83).

Council Tax: Band D

Approx. £2,464 per annum.

Management Fees: approx.
£100 per quarter, payable to
Heyford Park Estate Ltd



Ground Floor:

SLOPING OPEN PORCH:

Outside courtesy light, part glazed security front door to:

ENTRANCE HALL: 16'2 x 6'11

Plain plaster ceiling, downlighting, radiator, ceramic tiled floor, understairs cupboard (*enclosing broadband hub*), staircase, central heating thermostat.

CLOAKROOM: 6'2 x 3'0

Front aspect PVC window, plain plaster ceiling, downlighting, extractor fan, ceramic tiled floor, radiator, dual flush close coupled WC, wash hand basin with cupboard under.

KITCHEN DINER: 16'2 x 10'8

Front aspect PVC window, plain plaster ceiling, downlighting, extractor fan, ceramic tiled floor, radiator. Range of tall base and eye level units, mirror fleck Quartz worktop, integrated fridge freezer (*1040mm fridge and 460mm freezer with three drawers*), 600mm tall unit with microwave combi and fan oven/grill, integrated washing machine, 700mm undersink unit with two 300mm doors, 1½ bowl undermounted stainless steel sink, integrated dishwasher, 900mm corner unit with 450mm door and magic corner wine trays, 600mm cutlery and pan drawers, 4-ring induction hob, ceramic splashback, slide out unit, 1000mm corner base unit with 500mm door, slide out 1000mm corner base unit with 500mm door, 300mm wine cooler, breakfast bar, "Ideal Logic ESP1 30" boiler, space for table and chairs.

LIVING ROOM: 18'0 x 11'0

Rear aspect twin bifold doors, plain plaster ceiling, downlighting, radiator, Cat 6 point.

LANDING: 13'1 x 6'11

Access to loft space, downlighting, radiator, linen cupboard.

BATHROOM: 6'11 x 6'2

Front aspect PVC window, plain plaster ceiling, downlighting, extractor fan, ceramic tiled floor, chrome heated towel rail, panel enclosed bath with centre tap, thermostatic shower, sliding head support, fully tiled walls, concealed cistern dual flush WC, wall hung wash hand basin, shaver socket.

BEDROOM ONE: 11'6 x 9'3 widening to 10'10 plus walk-in-wardrobe 4'9 x 4'0

Rear aspect PVC window, plain plaster ceiling, two radiators, walk-in-wardrobe, Cat 6 point.

EN-SUITE: 5'10 x 5'9

Plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, fully tiled walls, shower enclosure with rain head and second hand held head, concealed cistern dual flush WC, wall hung wash hand basin, shaver socket, chrome heated towel rail.

BEDROOM TWO: 10'10 x 9'7 extending to 11'7

Front aspect PVC window, plain plaster ceiling, radiator.

BEDROOM THREE: 8'6 x 7'9

Rear aspect PVC window, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: refer to photograph
Tap

REAR GARDEN: refer to photographs
West facing, tap, gate to drive, outside electric point, patio.

GARAGE:

Up and over door, light and power, eaves storage, driveway parking for three cars in tandem.

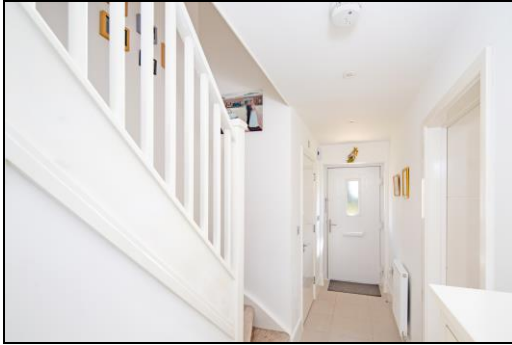
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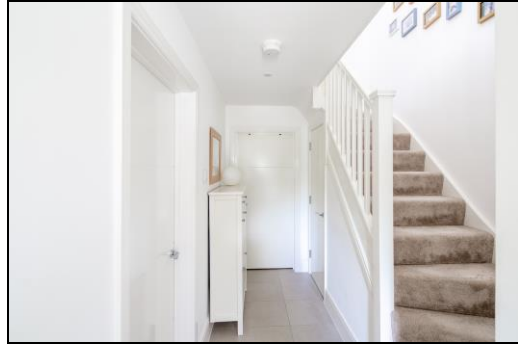
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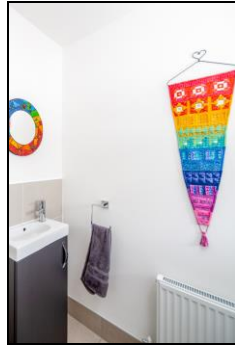
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Entrance Hall



Entrance Hall



Cloakroom



Living Room



Living Room

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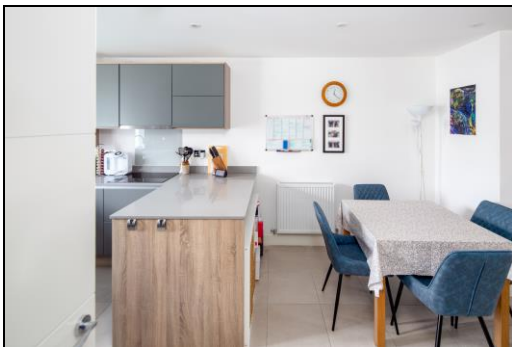
Living Room



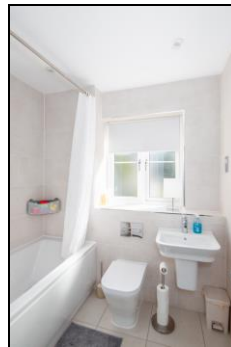
Kitchen Diner



Kitchen Diner



Kitchen Diner



Bathroom



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Bedroom One



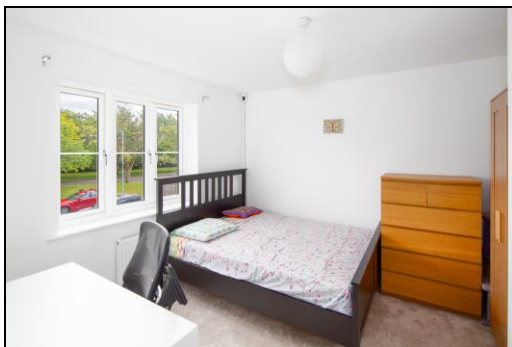
Bedroom One



En-Suite



Walk-in-Wardrobe



Bedroom Two



Bedroom Two

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Bedroom Three



Rear Garden



Rear Garden



Street View



Outlook to Front

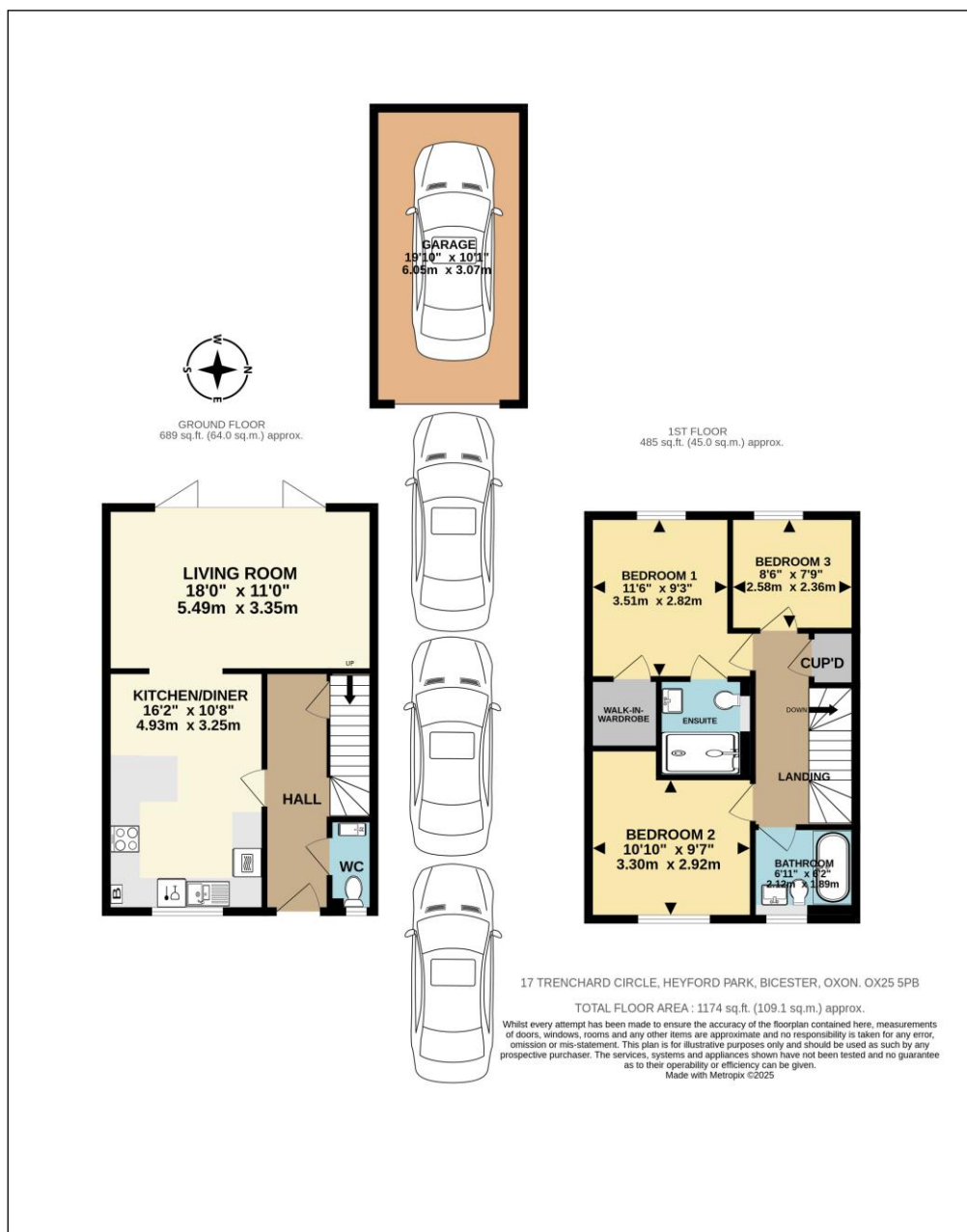
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