

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**5 The Officer's Mess, Orchard Lane, Caversfield,
Bicester, Oxfordshire. OX27 8AH**

Converted from the historic former RAF Officer's Mess, the property has high ceilings and a generous sense of space, especially in the hallways and main landing.

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Tel: Bicester (01869)

249922

**5 The Officer's Mess, Orchard Lane, Caversfield,
Bicester, Oxfordshire. OX27 8AH**



**Located in the Garden Quarter, A Three Bedroom Terrace
set over Three Floors with Living Room, Kitchen Diner,
En-Suite and Bathroom and Parking for Two Cars**

FREEHOLD (with estate fees)

£ 450,000

- ❖ Entrance Hall and Inner Hall
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Landing
- ❖ Two First Floor Bedrooms
- ❖ First Floor Bathroom
- ❖ Bedroom One and En-Suite to Second Floor
- ❖ Parking for Two Cars in Numbered Bays
- ❖ Located in the Popular Garden Quarter
- ❖ Communal Grounds and Gardens

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating C (78).

Council Tax: Band D

Approx. £2,464 per annum.

Ground Floor:

Outside courtesy light, part glazed multi pane glazed front door to:

ENTRANCE HALL:

Side aspect Crittall window with secondary glazing, ceramic tiled floor, built-in cupboard enclosing "Glowworm" boiler.

INNER HALL:

Plain plaster ceiling, ceramic tiled floor, radiator, "Hive" central heating thermostat.

CLOAKROOM: 5'4 x 3'0

Plain plaster ceiling, extractor fan, concealed cistern dual flush WC, wash hand basin.

LIVING ROOM: 14'7 x 11'11

Twin rear aspect Crittall windows with secondary glazing, plain plaster ceiling, Oak flooring, two radiators, TV point, "Virgin" hub.

KITCHEN DINER: 12'1 x 10'6

Front aspect and three side aspect Crittall windows with secondary glazing, plain plaster ceiling, downlighting, radiator, ceramic tiled floor, space for table and chairs. Range of base and eye level units, square edge laminate worksurfaces, ceramic upstand with backsplash, 600mm tall unit enclosing integrated 1040mm fridge and 640mm freezer (*with 3 drawers*), 600mm tall unit enclosing double cavity fan oven/oven grill, 550mm base unit, 600mm undersink base unit, 1½ bowl stainless steel sink, integrated dishwasher, 1200mm corner base unit with two 400mm doors, 900mm cutlery and pan drawers, 800mm base unit with two 400mm doors.

First Floor:

LANDING:

Front aspect Crittall window with secondary glazing, plain plaster ceiling, radiator, airing cupboard.

BATHROOM: 12'7 x 5'11

Rear aspect Crittall window with secondary glazing, plain plaster ceiling, downlighting, ceramic tiled floor, half tiled walls, chrome heated towel rail, double ended bath with centre tap, bath, shower enclosure with thermostatic shower, extractor fan, wall hung wash hand basin, concealed cistern dual flush WC.

BEDROOM TWO: 12'3 x 10'8

Front aspect window and three side aspect Crittall windows with secondary glazing, plain plaster ceiling, radiator, central heating thermostat, TV point, two "Virgin" blanks.

BEDROOM THREE: 12'7 x 8'4

Rear aspect Crittall window with secondary glazing.

Second Floor:

LANDING:

Plain plaster ceiling, built-in cupboard/wardrobe.

BEDROOM ONE: 11'11 x 8'9

Skylight, plain plaster ceiling, radiator, 6'9 fitted 3-door wardrobe, under eaves storage cupboard.

EN-SUITE:

Plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, half tiled walls, shower enclosure with thermostatic shower, sliding head support, wall hung wash hand basin, shaver socket, concealed cistern dual flush WC, chrome heated towel rail.

Outside:

PARKING:

Parking for two cars in numbered bays.

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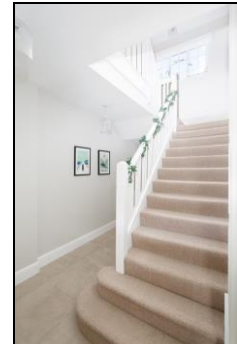
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Entrance Hall



Inner Hall



Living Room



Living Room



Kitchen Area

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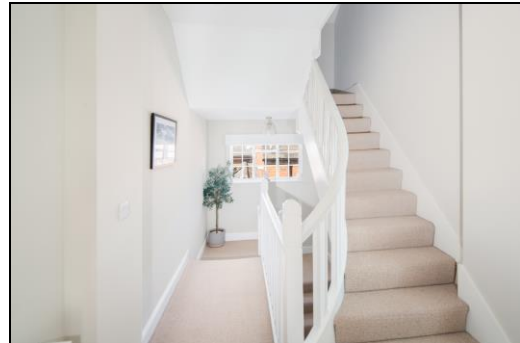
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Kitchen Diner



Dining Area



Landing and Staircase to Second Floor



Bedroom Two



Bedroom Two

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Bathroom



Bathroom



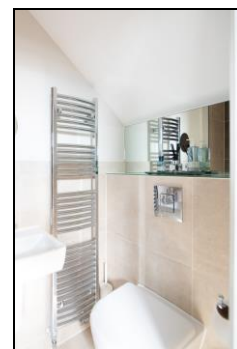
Bedroom Three



Second Floor Bedroom One



Second Floor Bedroom One



En-Suite to Bedroom One



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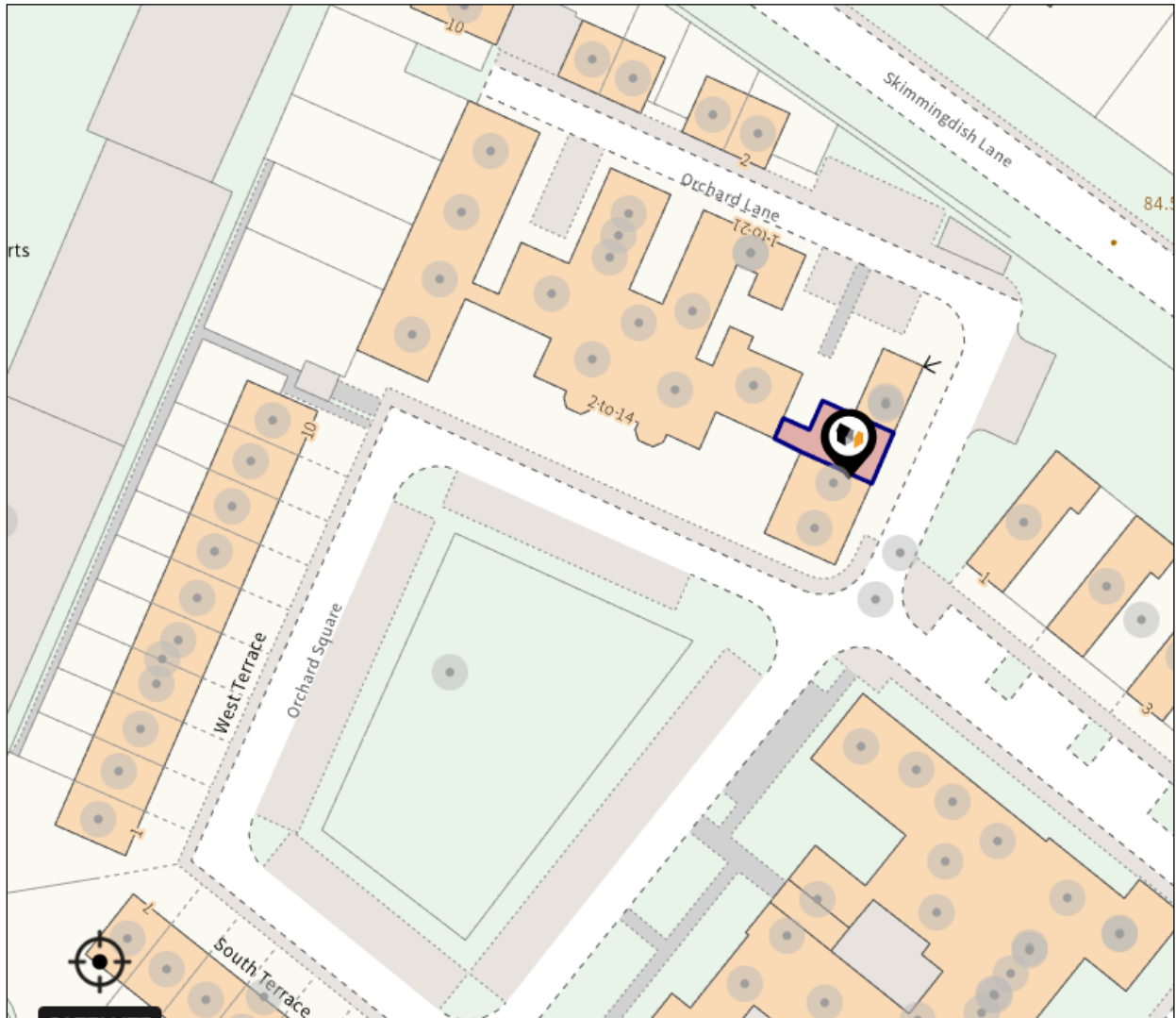
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Rear Elevation

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC



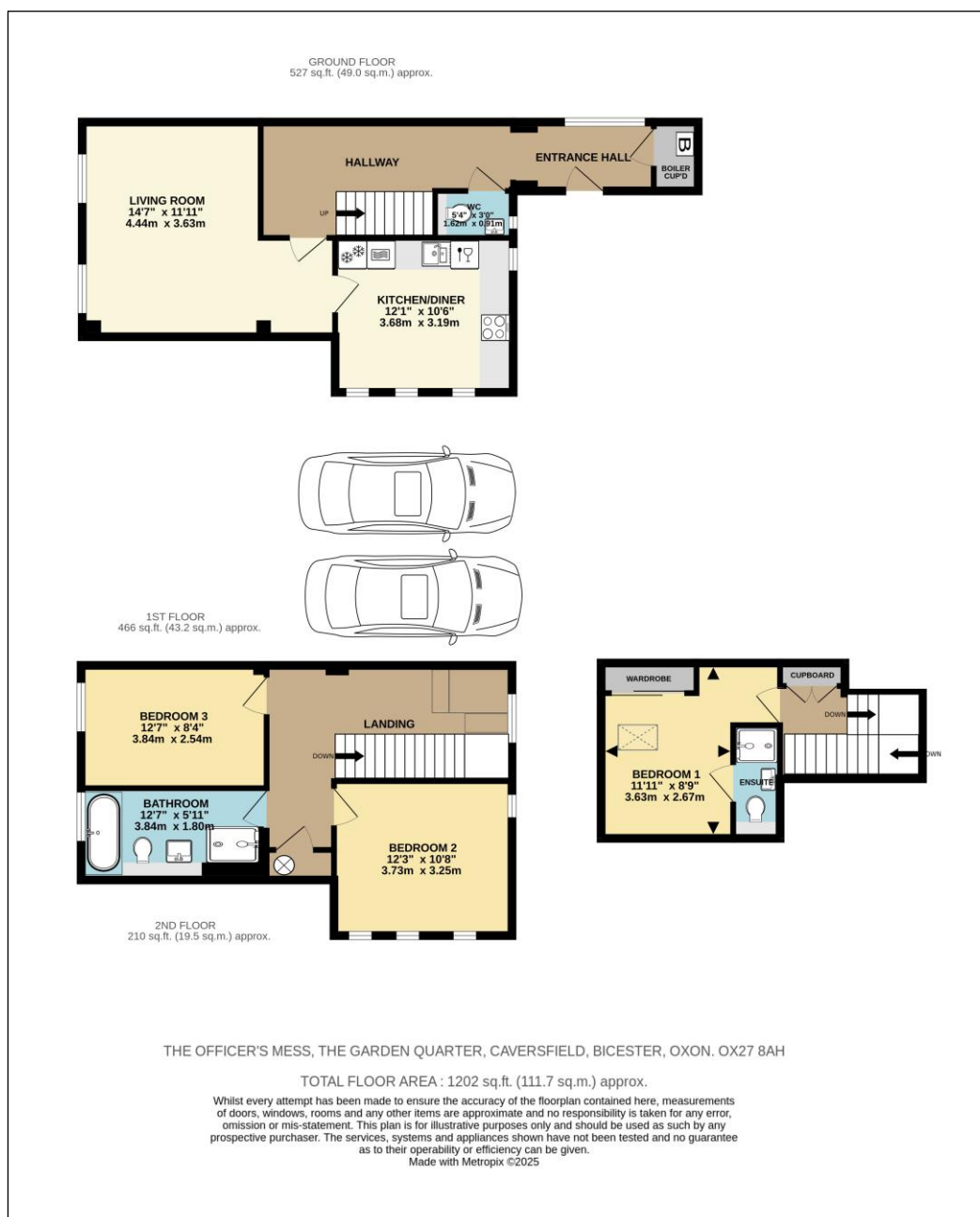
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