

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**18 The Crescent, Steeple Aston,  
Bicester, Oxfordshire.  
OX25 4SL**

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**18 The Crescent, Steeple Aston, Oxon. OX25 4SL**



**Overlooking Fields to the Rear, a Three Bedroom Terraced House with Living Room, Refitted Kitchen, Refitted Shower Room, Workshop with Light and Power, Off-Road Parking for Three Cars**

**FREEHOLD**

**£ 350,000**

- ❖ Sloping Open Porch
- ❖ Entrance Hall
- ❖ Re-Fitted Kitchen with integrated Fridge-Freezer Washing Machine & Dishwasher.
- ❖ Living Room
- ❖ Conservatory (with lined ceiling)
- ❖ Re-Fitted Shower Room, Landing
- ❖ Three Bedrooms
- ❖ 11'11 x 8'11 Workshop with light & power
- ❖ Overlooking field to the rear
- ❖ Off-Road Parking for 3 cars

VIEWING  
APPOINTMENT:

DAY:

TIME:

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### **Key Facts for Buyers:**

**EPC:** Rating of C (71).

**Council Tax:** Band C,  
Approx. £2,190 per annum.

### **Ground Floor:**

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

PVC part leaded-light glazed front door to:-

#### **ENTRANCE HALL:**

Front aspect PVC window, plain plaster ceiling, radiator.

#### **SHOWER ROOM: 5'9 x 5'8.**

Front aspect PVC window, plain plaster ceiling, down lighting, ceramic tiled floor, fully tiled walls, extractor fan, wet area with thermostatic rain head shower and 2<sup>nd</sup> head with sliding head support, floor drain, concealed cistern dual flush close coupled WC, wash hand basin.

#### **RE-FITTED KITCHEN: 11'7 x 9'10.**

Rear aspect half glazed PVC door to the garden, two rear aspect windows, plain plaster ceiling, down lighting, under-stairs cupboard, vinyl flooring, RCD/MCB metal cased electricity consumer unit. Range of tall, base and wall units, square edge laminate worktops and upstands, 800mm cutlery & pan drawers, 900mm x 900mm corner base unit with 400mm pair of doors, stainless steel and glass finish fan oven-grill, 4-ring gas hob, stainless steel splash back, stainless steel extractor hood, 150mm base unit, 1000mm corner base unit with 500mm door, 500mm under-sink base unit, stainless steel sink, integrated dishwasher, tall unit with integrated 50:50 fridge-freezer, integrated washing machine.

#### **LIVING ROOM: 16'1 x 11'1.**

Front aspect PVC window, rear aspect door to the conservatory, plain plaster ceiling, downlighting, fireplace, two radiators, TV point, 'Gigaclear' full fibre broadband with ultrafast options.

#### **CONSERVATORY: 12'5 x 10'6.**

Brick cavity base with PVC window sections and French doors, radiator, laminate flooring, solid ceiling lined with plastic profile under a polycarbonate roof.

### **First Floor:**

#### **LANDING:**

Rear aspect PVC window, plain plaster ceiling, loft hatch.

#### **BEDROOM ONE: 16'2 x 8'11 plus boiler cupboard and bulkhead cupboard.**

Front and rear aspect PVC windows, plain plaster ceiling, down lighting, boiler cupboard enclosing replaced boiler (*refer to Cherwell District Council online Building Control Registration*), over-stairs bulkhead storage cupboard, radiator.

#### **BEDROOM TWO: 11'3 x 8'5.**

Front aspect PVC window, plain plaster ceiling, radiator.

#### **BEDROOM THREE: 8'5 x 8'0.**

Rear aspect PVC window, plain plaster ceiling, radiator.

### **Outside:**

#### **FRONT GARDEN:**

Block paved off road parking for 3 cars.

#### **REAR GARDEN: Refer to photos.**

Outlook over field, outside tap.

#### **WORKSHOP: 11'11 x 8'11.**

Single skin Breeze block construction under a pitched roof, with one 'Crittall' and one PVC window, light & power.



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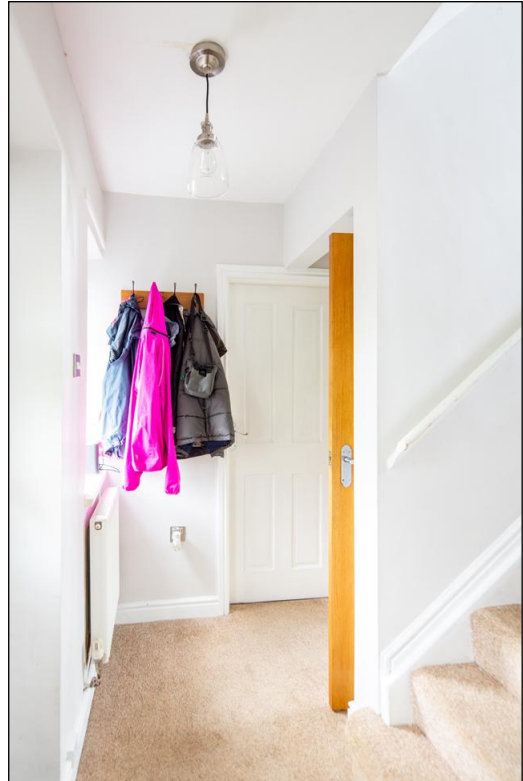
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## 249922



Front



Hall



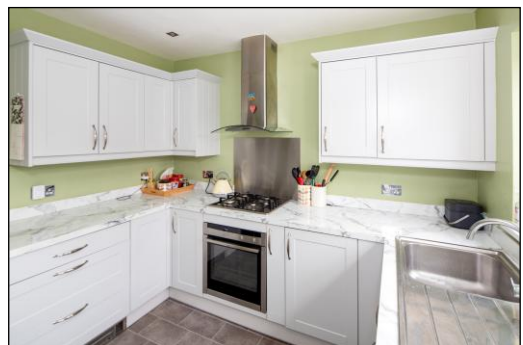
Shower Room



Re-fitted Kitchen



Re-fitted Kitchen



Re-fitted Kitchen

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Living Room



Living Room



Bedroom One



Bedroom One



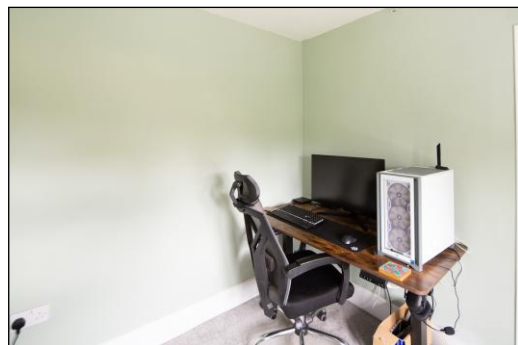
Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



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Outlook to the front



Outlook to the rear



Outlook from the rear garden



Rear Elevation & Workshop



Rear Garden

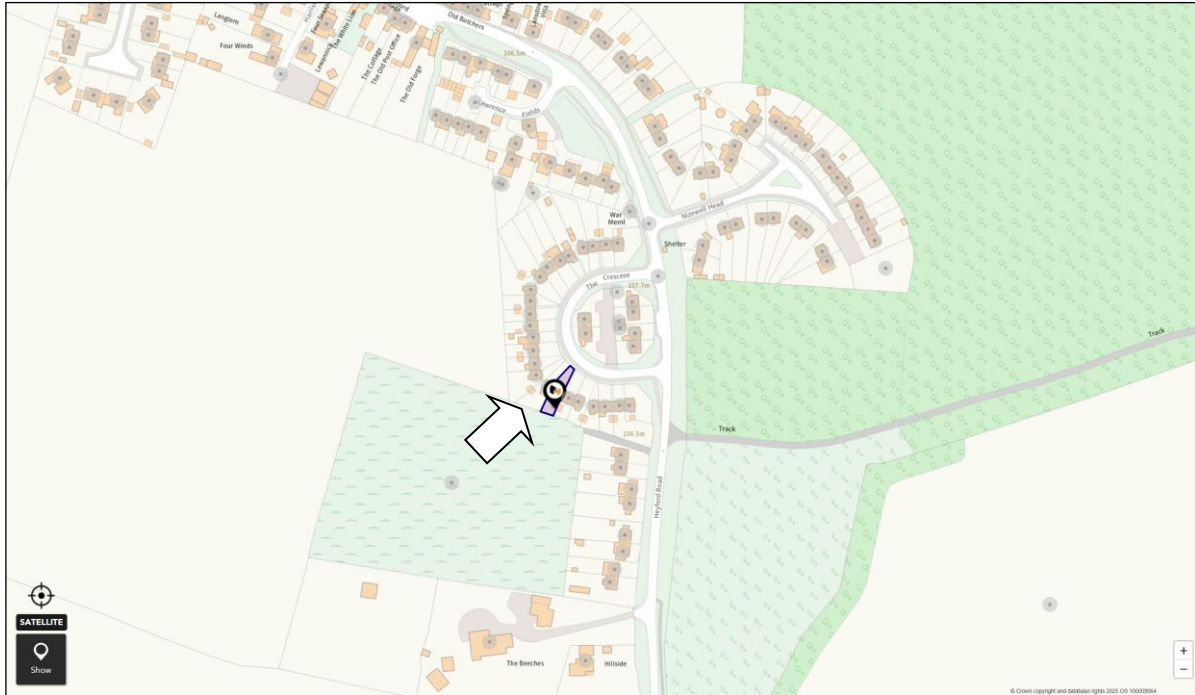
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## **Notes for Solicitors:**

The property has recently benefited from a replaced boiler.

<https://planningregister.cherwell.gov.uk/BuildingControl/Display/25/55441/CP>



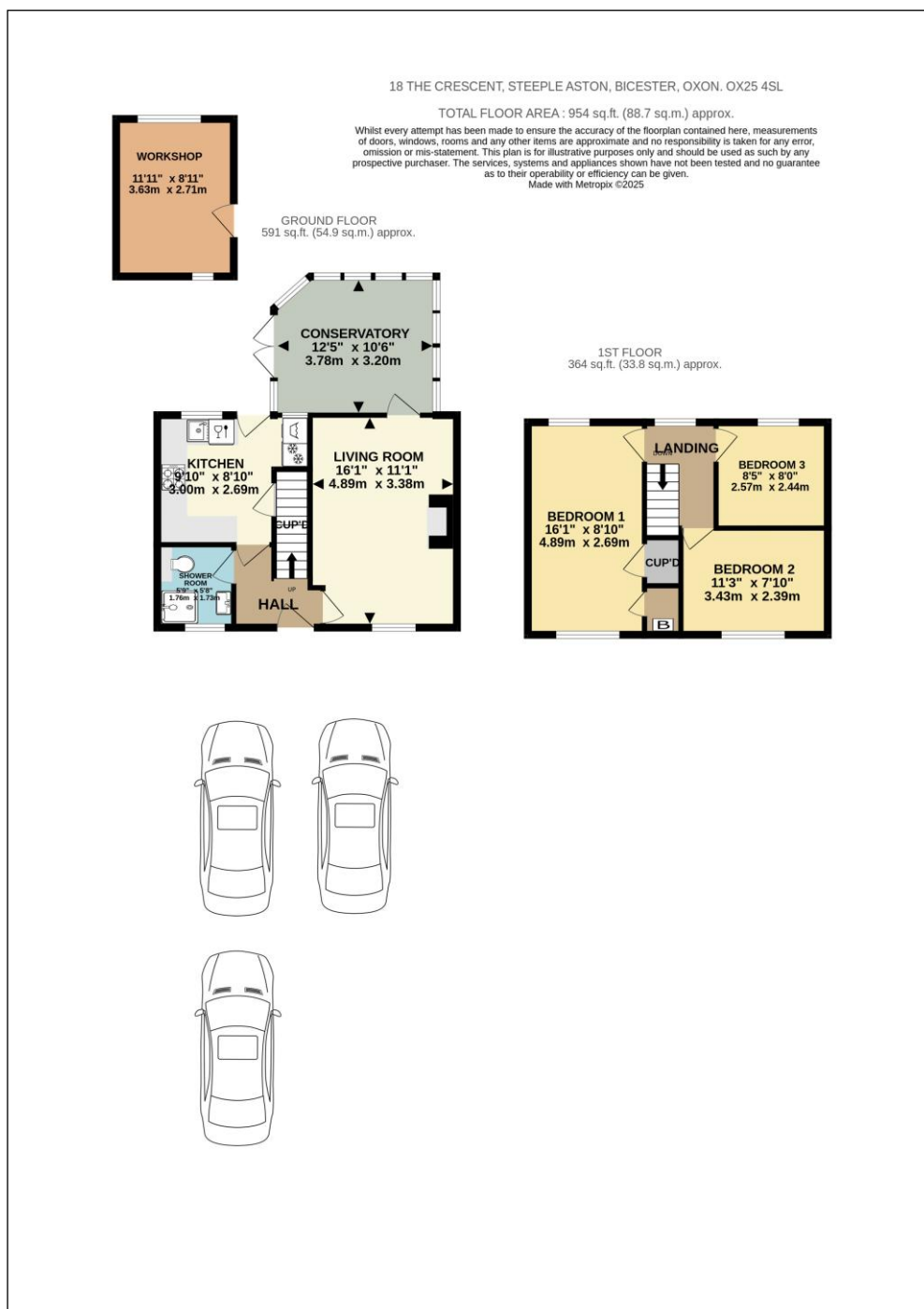
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