

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**27 Braeburn Avenue, Elmsbrook
Bicester, Oxfordshire. OX27 8BP**

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27 Braeburn Avenue, Elmsbrook, Bicester, Oxon. OX27 8BP



Situated on Elmsbrook Eco Village, a Two Bedroom Terraced House with Cloakroom, Kitchen Breakfast, Lounge Diner, Bathroom, En-Suite, Front and Rear Gardens, Allocated Parking

FREEHOLD

Offers in Region of: £ 340,000

- ❖ EPC Rating A
- ❖ Storm Porch
- ❖ Entrance Hall and Cloakroom
- ❖ Kitchen Breakfast
- ❖ Lounge Diner
- ❖ Landing
- ❖ Two Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Triple Glazed Windows and Doors
- ❖ Front and Rear Gardens

VIEWING
APPOINTMENT:

DAY:

TIME:

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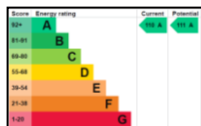
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Key Facts for Buyers:

EPC: Rating of A (110).
Council Tax: Band C
Approx. £2,190 per annum.



Ground Floor:

STORM PORCH:

Outside courtesy light, part-glazed security front door to:

ENTRANCE HALL: 10'1 x 6'8 widening to 7'2

Plain plaster ceiling, luxury vinyl flooring, understairs cupboard, staircase, boiler cupboard, storage cupboard, digital central heating thermostat.

CLOAKROOM: 7'4 x 3'2

Plain plaster ceiling, extractor fan, downlighting, luxury vinyl flooring, radiator, concealed cistern dual flush WC, wash hand basin.

KITCHEN BREAKFAST: 13'4 x 9'2

Front aspect triple glazed windows, plain plaster ceiling, downlighting, extractor fan, luxury vinyl flooring, radiator. Range of base and eye level units, roll edge laminate worksurfaces, 1000mm undersink base unit with two 500mm doors, 1½ bowl stainless steel sink, integrated dishwasher, 1000mm corner base unit with 600mm door, stainless steel and glass fan oven/grill, 4-ring electric hob, slide out extractor hood, 600mm cutlery and pan drawers, 900mm corner base unit with 400mm door, integrated undercounter fridge, integrated undercounter freezer, breakfast bar.

LIVING ROOM: 16'9 x 9'8 widening to 11'4

Rear triple glazed French doors, rear triple glazed PVC window, plain plaster ceiling, radiator, luxury vinyl flooring, multi-media socket and Cat 6 point.

First Floor:

LANDING:

Plain plaster ceiling, access to loft space, built-in cupboard.

BEDROOM ONE: 13'2 narrowing to 9'0 x 10'10 plus built-in wardrobe

Front aspect triple glazed window, plain plaster ceiling, radiator, wall-to-wall wardrobe, overstairs bulkhead cupboard, multi-media socket and Cat 6 point.

EN-SUITE: 6'7 x 4'2

Front aspect triple glazed window, plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, 1000mm x 700mm shower enclosure with thermostatic shower, sliding head support, dual flush close coupled WC, wall hung wash hand basin, shaver socket.

BEDROOM TWO: 11'1 x 9'5

Rear aspect triple glazed window, plain plaster ceiling, radiator.

BATHROOM: 6'11 x 6'9

Rear aspect triple glazed window, plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, chrome heated towel rail, panel enclosed bath, thermostatic shower over, sliding head support, screen, wall hung wash hand basin, shaver socket. concealed cistern dual flush WC.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs Gate, shed.

GARAGE IN BLOCK:

Up and over door (*refer to plan on page 7*).

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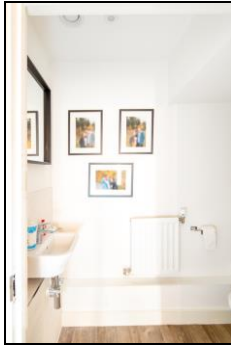
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Entrance Hall



Entrance Hall



Cloakroom



Kitchen



Kitchen

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Lounge Diner



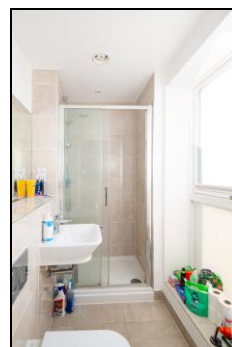
Lounge Diner



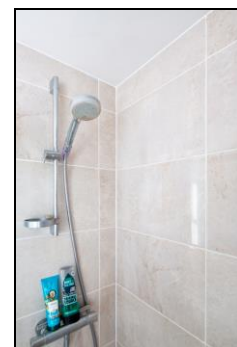
Bedroom One



Bedroom One



En-Suite to Bedroom One



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Bathroom



Bedroom Two



Rear Garden



Rear Elevation



Rear Garden

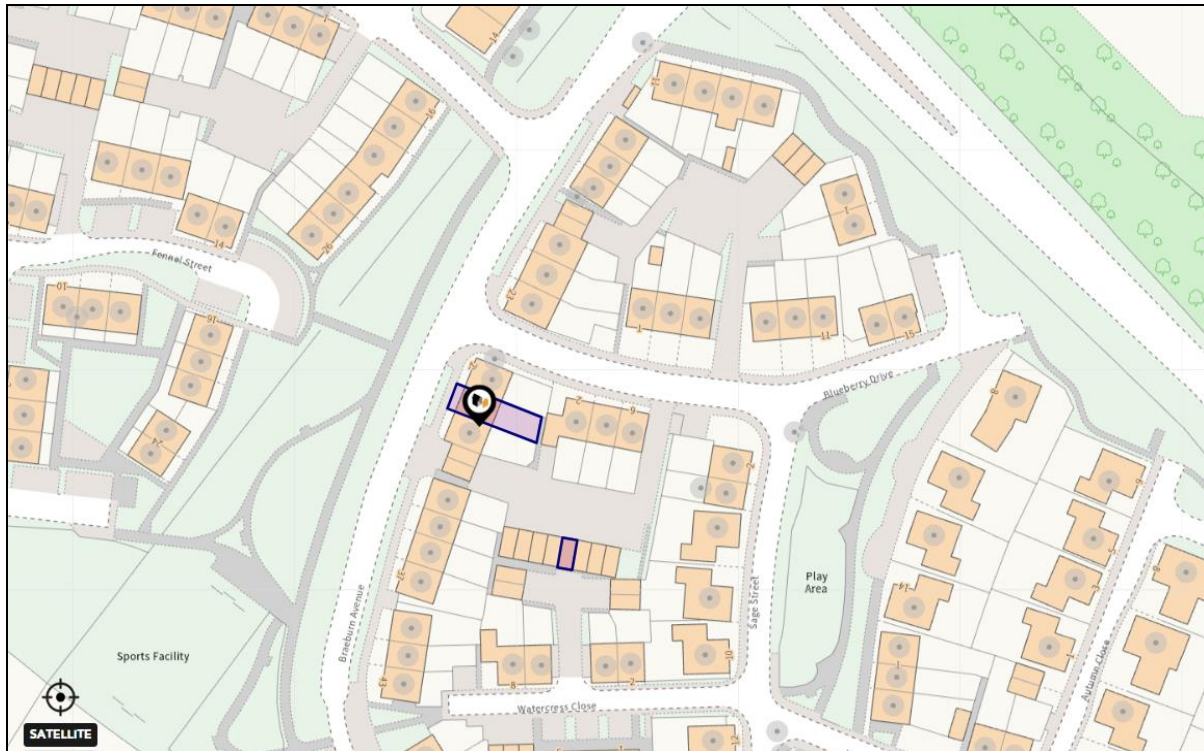
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Space for Notes:

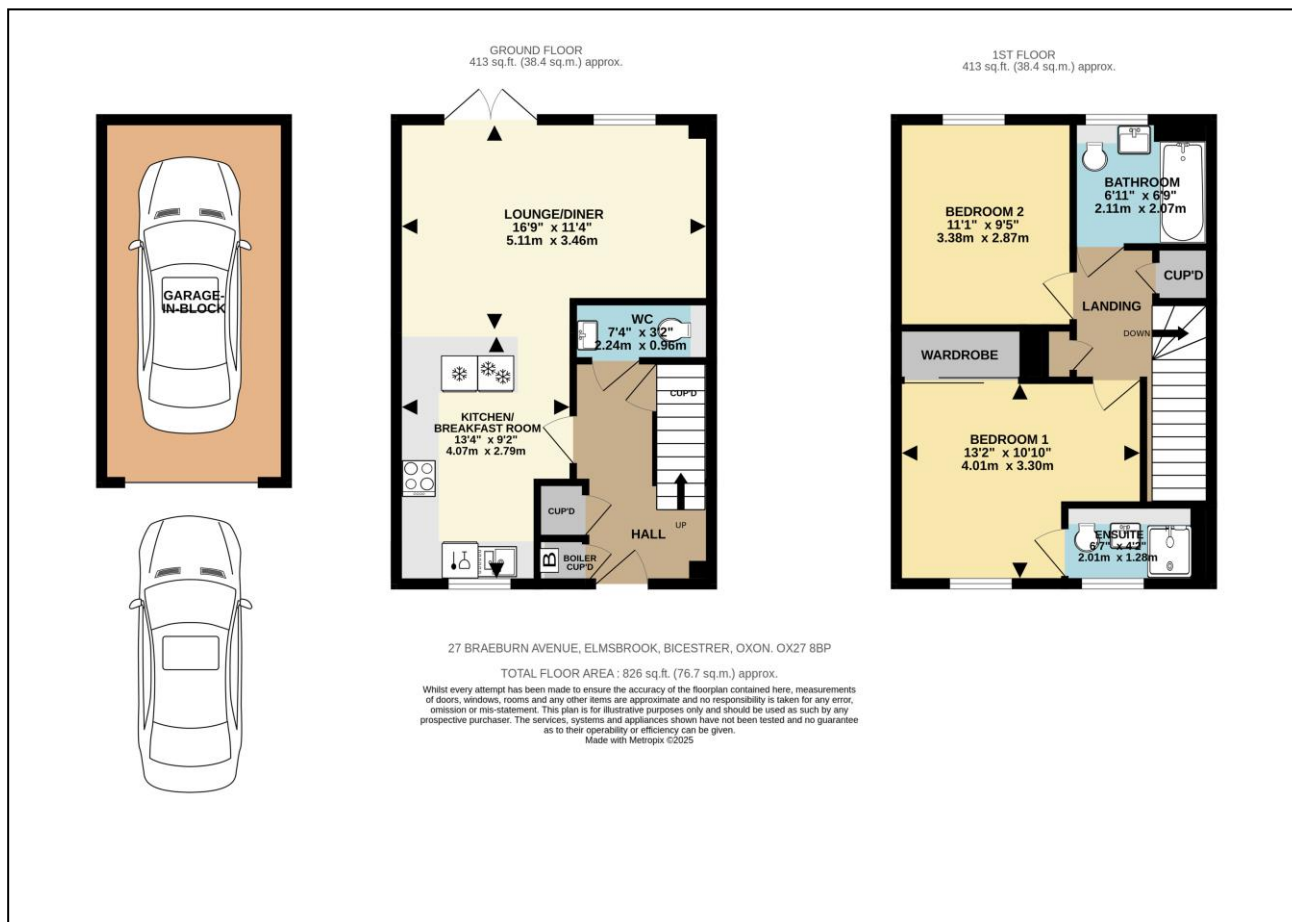
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