

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**7 Building 25, Trenchard Lane, Garden Quarter
Caversfield, Oxfordshire. OX27 8AE**

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

Tel: Bicester (01869)

249922

**7 Building 25, Trenchard Lane, Garden Quarter
Caversfield, Oxfordshire. OX27 8AE**



Situated in the Garden Quarter, a Large Two Bedroom End Terrace House (just under 1,000 sq ft) with Cloakroom, Lounge Diner, Kitchen Breakfast Room, Bathroom and En-Suite, Communal Grounds and Two Parking Spaces

FREEHOLD (*with estate fees*)

Offers Over: £ 375,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Lounge Diner (20'5 x 13'5)
- ❖ Kitchen Breakfast Room
- ❖ Landing
- ❖ Two Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Colonial Shutters
- ❖ Communal Grounds
- ❖ Two Parking Spaces

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of D (55).
Council Tax: Band D
Approx. £2,464 per annum.

Ground Floor:

Outside courtesy light, solid wooden front door with spyhole to:

ENTRANCE HALL:

Side aspect Crittall window with colonial shutters, plain plaster ceiling, ceramic tiled floor, enclosed radiator, staircase, small understairs cupboard.

CLOAKROOM: 5'9 x 2'8

Plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, radiator, wall hung wash hand basin, concealed cistern dual flush WC.

LOUNGE DINER: 20'7 x 13'5

Two side aspect Crittall windows with colonial shutters, plain plaster ceiling, downlighting, Oak flooring, three radiators, "Virgin" box, TV point, telephone point, central heating thermostat, boiler cupboard enclosing "Glowworm Flexico 24cx" boiler, open plan to:

KITCHEN BREAKFAST: 10'2 x 8'0

Side aspect Crittall window, with colonial shutters, plain plaster ceiling, radiator, Oak flooring, space for table and chairs. Range of base and eye level units, square edge laminate worksurfaces, ceramic upstands and splashbacks, integrated dishwasher, 1½ bowl stainless steel sink, 600mm undersink base unit, 500mm base unit, 1000mm corner base unit with 500mm door, stainless steel gas hob, stainless steel and glass double cavity fan oven/oven grill, 600mm cutlery and pan drawers, tall unit with integrated 1040mm fridge and integrated 640mm freezer (3 drawers).

First Floor:

LANDING:

Side aspect Crittall window, plain plaster ceiling.

BATHROOM: 8'6 x 6'3

Skylight, plain plaster ceiling, downlighting, chrome heated towel rail, ceramic tiled floor, panel enclosed bath with mixer tap shower attachment, sliding head support, screen, wall hung wash hand basin, concealed cistern dual flush.

UTILITY CUPBOARD:

Shelved to either end, space of automatic washing machine.

BEDROOM ONE: 16'4 x 11'0 including walk-in-wardrobe

Side aspect Crittall window, plain plaster ceiling, radiator, walk-in wardrobe.

EN-SUITE:

Side aspect Crittall window with colonial shutters, plain plaster ceiling, downlighting, extractor fan, ceramic tiled floor, 1380mm x 760mm shower enclosure with thermostatic shower, sliding head support, wall hung wash hand basin, concealed cistern dual flush WC.

BEDROOM TWO: 11'4 x 9'4

Side aspect Crittall window with colonial shutters, plain plaster ceiling, wall-to-wall wardrobe, radiator, TV point, telephone point.

Outside:

COMMUNAL GROUNDS

PARKING:

Two allocated parking spaces.

Estate Fees:

Management Company: Encore

Estate Fees: approx. £600 every 6 months

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Entrance Hall



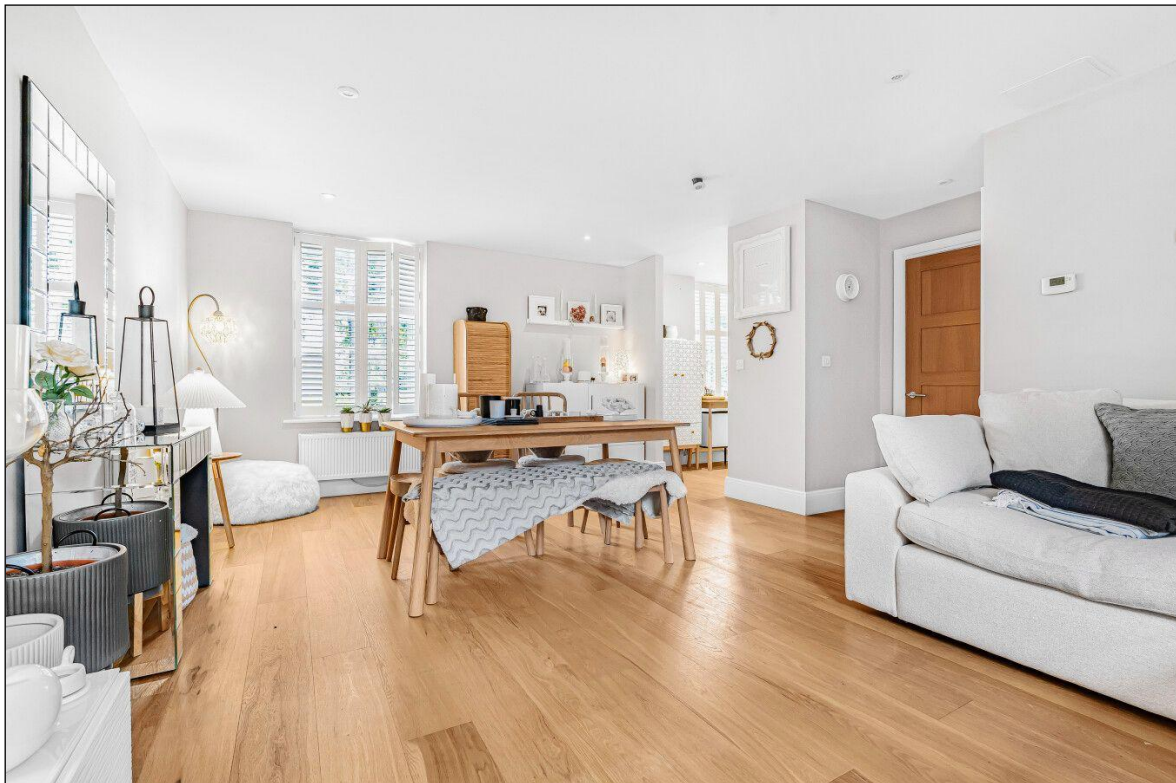
Entrance Hall



Entrance Hall and Staircase



Cloakroom



Lounge Diner

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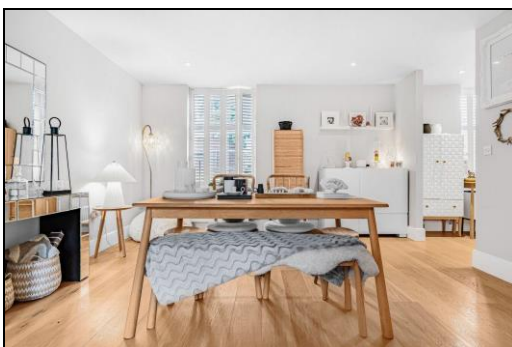
Lounge Diner



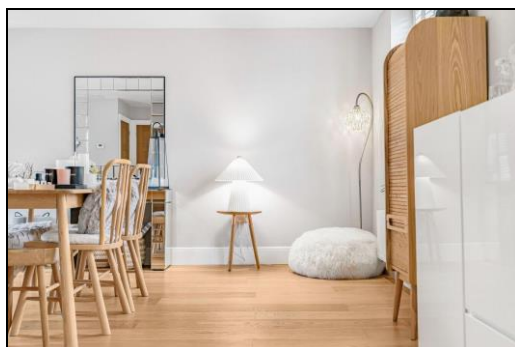
Lounge Diner



Dining Area



Dining Area



Dining Area

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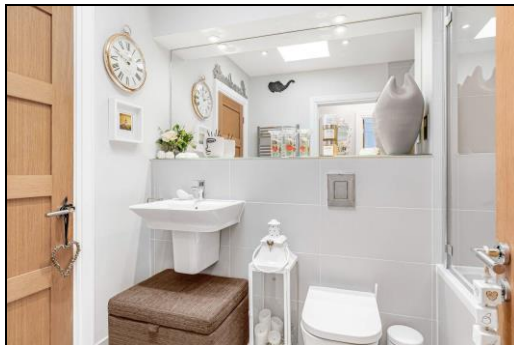
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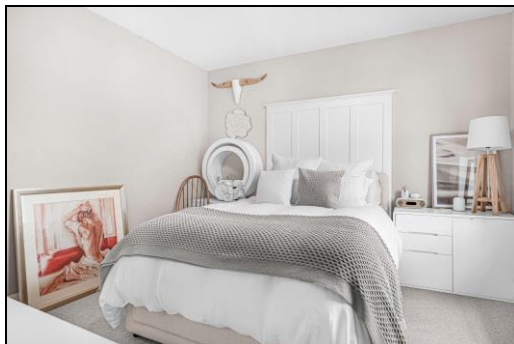
Kitchen



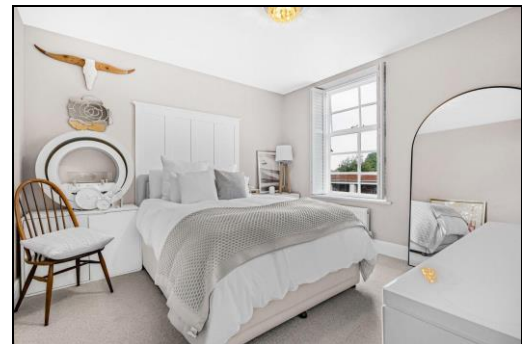
Bathroom



Bathroom



Bedroom One



Bedroom One

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Bedroom One



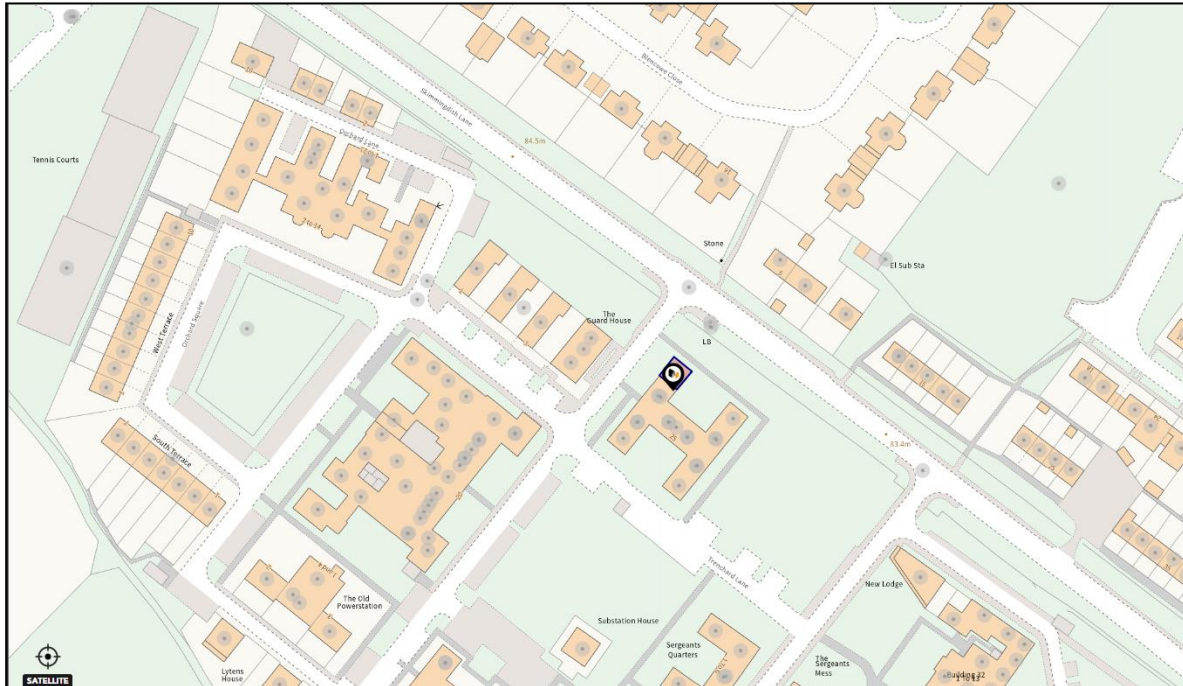
En-Suite to Bedroom One



Bedroom Two



Bedroom Two



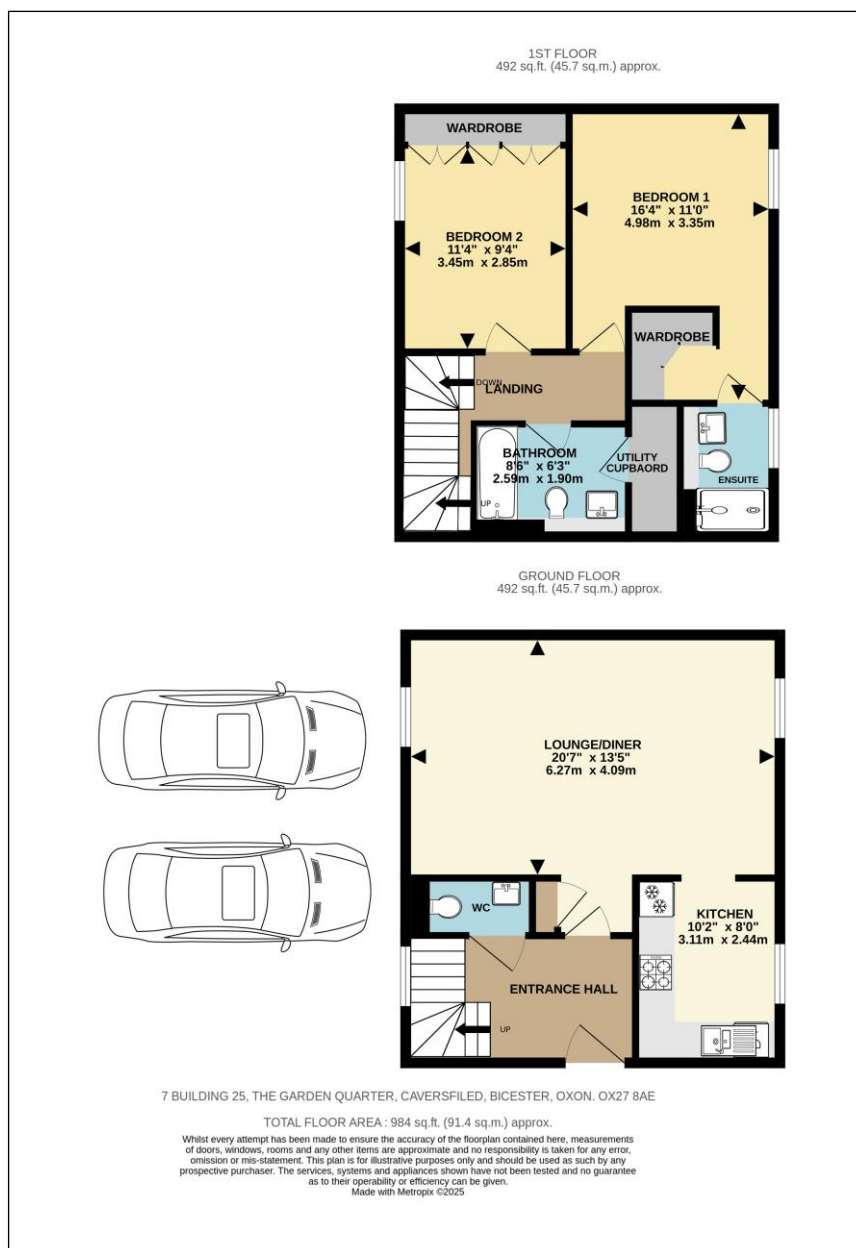
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