

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**32 North Street, Middle Barton,
Chipping Norton, Oxfordshire. OX7 7BJ**

BARTON FLEMING

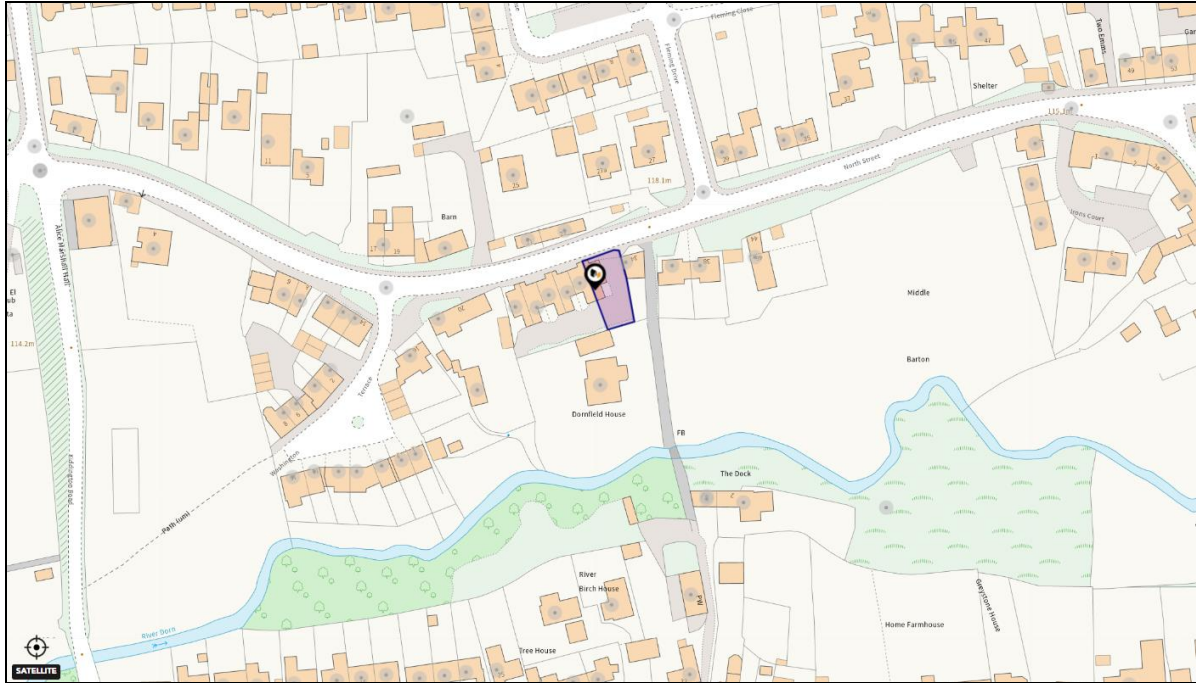
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

32 North Street, Middle Barton, Chipping Norton, Oxon. OX7 7BJ



A Three Bedroom End-Terrace House with Kitchen, Lounge Diner, Bathroom, Roof Garden , Garage and Off-Road Parking for One Car. Pleasant Outlook to the Rear.

FREEHOLD

£ 325,000

- ❖ Porch
- ❖ Entrance Hall
- ❖ Kitchen
- ❖ Lounge Diner
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom
- ❖ Roof Garden
- ❖ Garage
- ❖ Off-Road Parking for One Car

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of D (67).
Council Tax: Band B
Approx. £1,901 per annum.

Ground Floor:

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

PORCH: 6'9 x 3'0

Front aspect PVC window, ceramic tiled floor.

HALL: 11'9 x 6'11

Plain plaster ceiling, radiator, understairs recess, staircase, parquet flooring, Cat 7a point.

KITCHEN: 9'11 x 9'9

Front aspect PVC window, plain plaster ceiling, Travertine tiled floor, wall mounted "Worcester Greenstar Ri" boiler (*enclosed in end wall unit by the window, Also plumbed in readiness for a combi boiler*). Range of base and eye level units, solid Oak worksurface, tiled surrounds, 300mm base unit, space for washing machine, 800mm porcelain double bowl sink, 800mm/500mm tall undersink base unit, 600mm integrated bins, magic corner unit with 450mm door, 600mm space for slot-in cooker, slide out extractor hood, 850mm x 850mm corner base unit with pair of 310mm bifold doors, 1000mm cutlery and pan drawers (*grille for heating*), space for 900mm wide fridge freezer.

LOUNGE DINER: 17'0 x 12'9

Rear aspect PVC window, rear aspect PVC French doors, plain plaster ceiling, vertical radiator, radiator, parquet flooring, TV point, two Cat 7a points.

First Floor:

LANDING:

Plain plaster ceiling, access to loft space (*drop down ladder, hard wired light and power, part boarded and shelving*).

BATHROOM:

Front aspect PVC window, plain plaster ceiling, overstairs bulkhead airing cupboard, vinyl floor tiles, chrome heated towel rail, panel enclosed bath with "Mira Play" electric shower, sliding head support, pedestal wash hand basin, close coupled WC.

BEDROOM ONE: 12'10 x 9'9

Rear aspect PVC window, plain plaster ceiling, radiator, Cat 7a point.

BEDROOM TWO: 9'11 x 9'9

Front aspect PVC window, plain plaster ceiling, radiator, Cat 7a point.

BEDROOM THREE: 7'5 x 7'0

Rear aspect PVC window, plain plaster ceiling, radiator, original floorboards.

Outside:

FRONT: refer to photograph

ROF GARDEN: refer to photograph

Deck - 15'10 x 9'0

GARAGE: 15'8 x 9'2

Roller electric door (*on extension lead*), light and power.

PARKING:

Off-road parking for one car.

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Front



Porch



Entrance Hall



Entrance Hall



Kitchen

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Kitchen



Kitchen



Living Room



Living Room



Living Room

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Landing



Bathroom



Bedroom One



Bedroom One



Bedroom Three



Bedroom Two



Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

EPC

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Roof Garden



Outlook to Rear

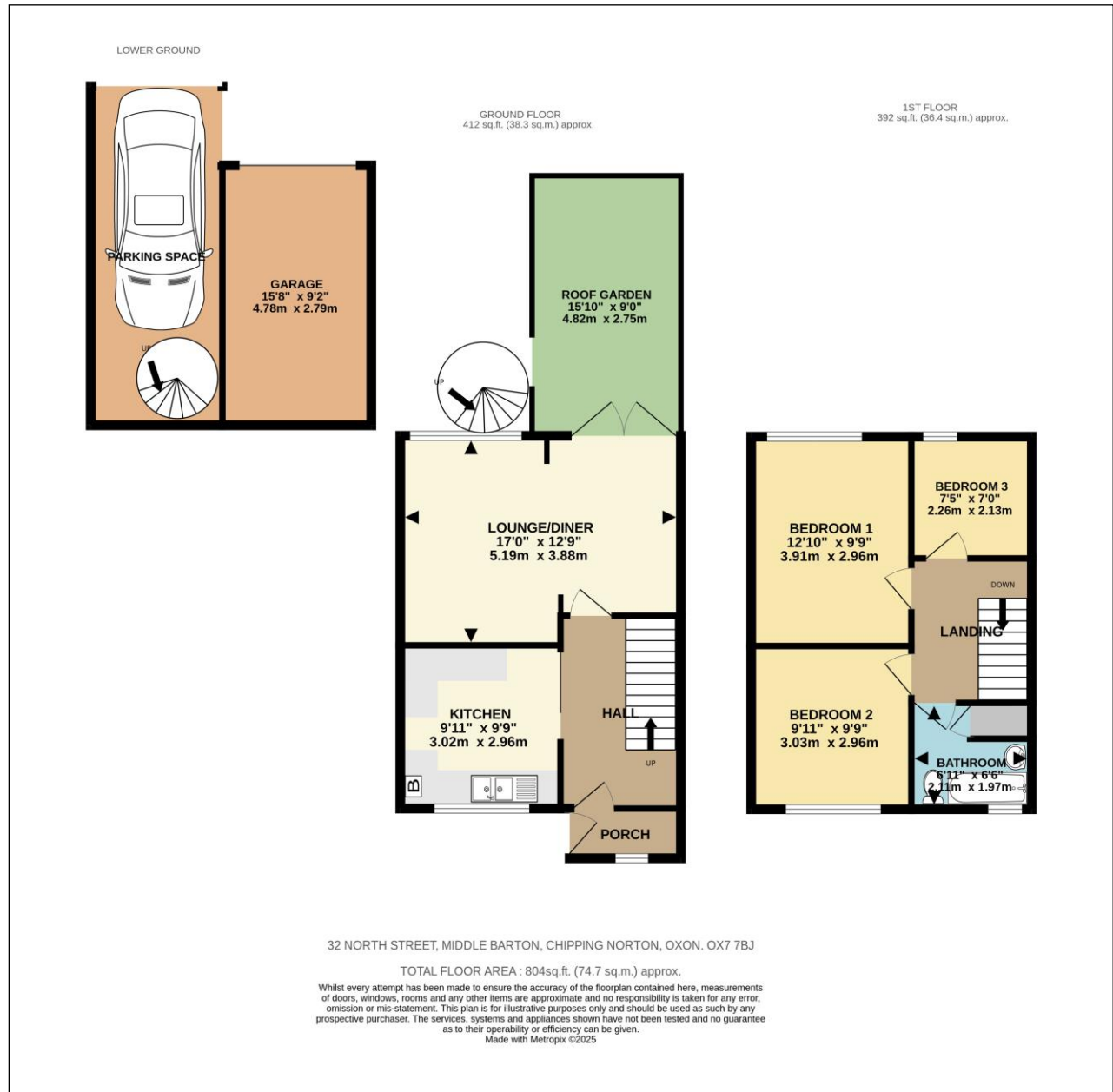
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