

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**10 Brimstone Close, Ambrosden,
Bicester, Oxfordshire. OX25 2DY**

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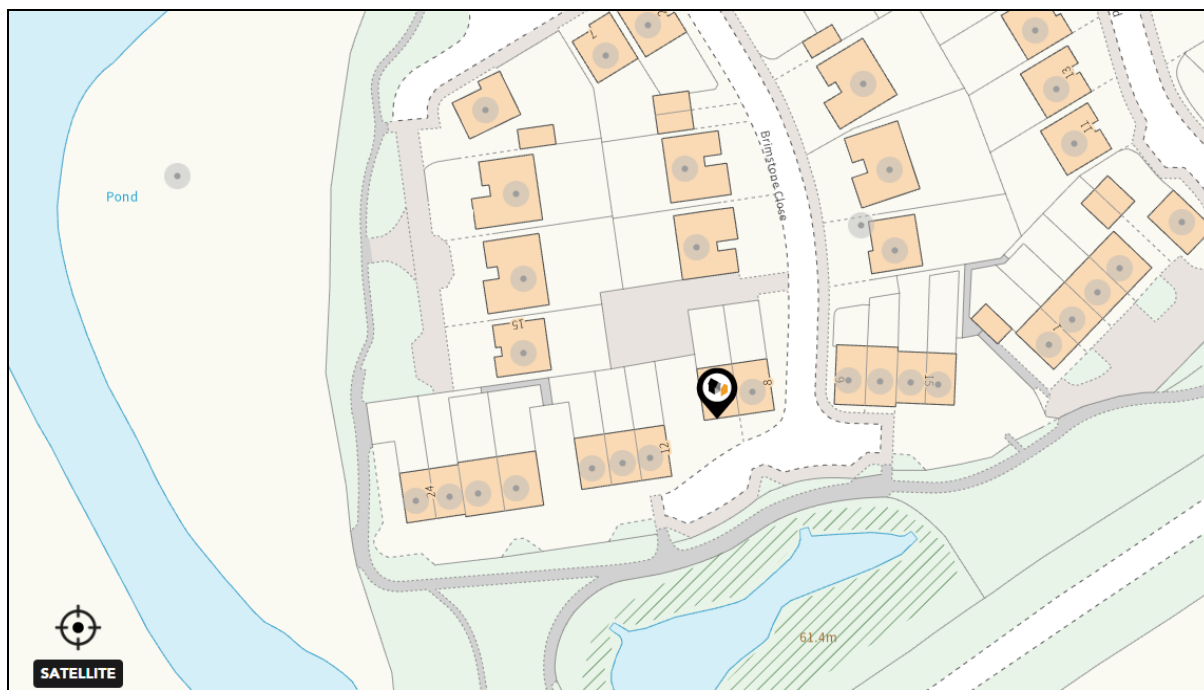
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

10 Brimstone Close, Ambrosden, Bicester, Oxon. OX25 2DY



Overlooking the Park, a Three Bedroom Semi-Detached House with Living Room, Kitchen Diner, Bathroom and En-Suite, Front and Rear Gardens and Off Road Parking for Three Cars in Tandem

FREEHOLD

£ 435,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Off-Road Parking for Three Cars in Tandem
- ❖ Electric Car Charging Point

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of B (84).
Council Tax: Band D
Approx. £2,464 per annum.



Ground Floor:

Outside courtesy light, part glazed security front door to:

ENTRANCE HALL:

Plain plaster ceiling, central heating thermostat (*whole house*), radiator, under stairs cupboard enclosing broadband hub, "Amtico" herringbone flooring, staircase.

CLOAKROOM:

Front aspect PVC window, plain plaster ceiling, downlighting, RCD/MCB electricity consumer unit, radiator, "Amtico" flooring, dual flush close coupled WC, corner wash hand basin.

LIVING ROOM: 15'5 x 11'6

Front aspect leaded light PVC window, plain plaster ceiling, TV point, integrated multi-media socket.

KITCHEN DINER: 18'10 x 12'2

Rear aspect PVC French doors and windows either side, plain plaster ceiling, downlighting, "Amtico" flooring, vertical radiator, utility cupboard, work surface, spaces for washing machine and tumble dryer over, space for table and chairs. Range of tall base and eye level units and central island, marble work surface and upstands, tall 600mm unit enclosing 830mm fridge/830mm freezer (*4-drawers*), 600mm unit with two cavity fan oven/oven grills, 500mm base unit, 800mm cutlery and pan drawers, 4-ring stainless steel gas hob, marble splashback, stainless steel extractor hood, 1000mm corner base unit with 500mm door, 400mm base unit, integrated dishwasher, 1½ bowl undermounted stainless steel sink, 900mm under sink base unit with two 450mm doors, 800mm tall larder unit with cutlery and pan drawer combination, central island with 1000mm base unit, 500mm base unit and breakfast bar, electric pop-up.

First Floor:

LANDING:

Side aspect PVC window, plain plaster ceiling, access to loft space, radiator, boiler, "Ideal Logic EPSI 35" combi boiler.

BATHROOM: 8'8 x 6'11

Front aspect lead light PVC window, plain plaster ceiling, extractor fan, downlighting, bulkhead cupboard, ceramic tiled floor, half tiled walls, chrome heated towel rail, panel enclosed bath with mixer tap, thermostatic shower, sliding head support, screen, dual flush close coupled WC, wall hung wash hand basin and shaver socket, illuminated mirror.

BEDROOM ONE: 11'11 x 11'8

Front aspect leaded light PVC window, plain plaster ceiling, radiator, 4-door wardrobe, TV point.

EN-SUITE: 8'8 x 4'2

Plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, half tiled walls, chrome heated towel rail, 1160mm x 740mm shower enclosure, thermostatic shower, sliding head support, dual flush close coupled WC, wall hung wash hand basin, shaver socket, illuminated mirror/cabinet.

BEDROOM TWO: 11'5 x 11'4

Rear aspect PVC window, plain plaster ceiling, radiator, built-in 1800mm wardrobe.

BEDROOM THREE: 11'11 x 7'2

Rear aspect PVC window, plain plaster ceiling, radiator, built-in 1800mm wardrobe.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Side aspect gate, patio, outside power, outside tap.

PARKING:

Off-road parking for three cars in tandem. Electric car charging point.

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Front



Entrance Hall



Entrance Hall



Cloakroom



Living Room



Living Room



Kitchen Diner



Kitchen Diner

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Kitchen Diner



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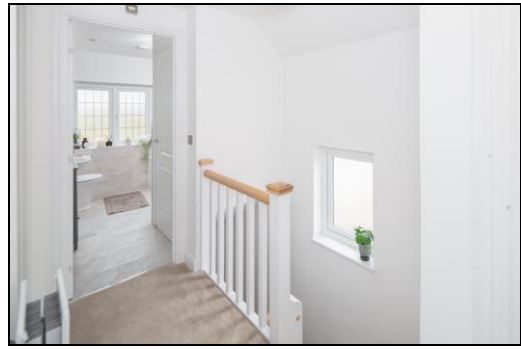
Kitchen Diner



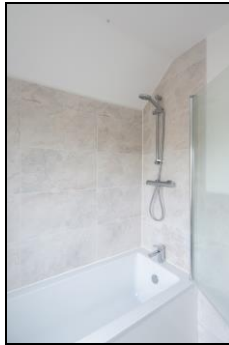
Kitchen Diner



Kitchen Diner



Landing



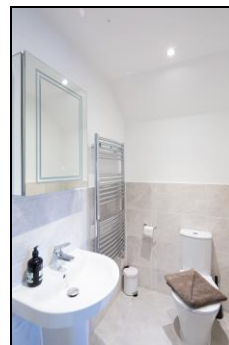
Bathroom



Bedroom One



Bedroom One



En-Suite to Bedroom One

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Bedroom Two



Bedroom Two



Bedroom Three



Rear Garden



Rear Garden

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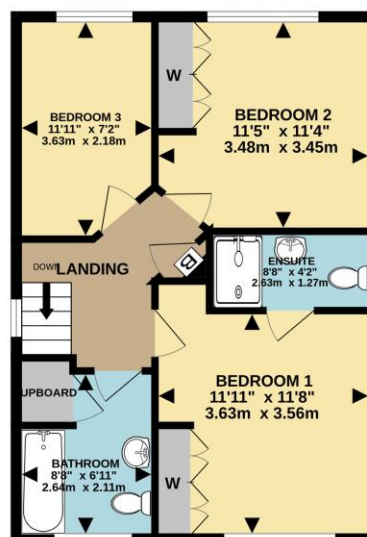
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GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



10 BRIMSTONE CLOSE, SANDERSON PARK, AMBROSDEN, BICESTER, OXON. OX265 5DY

TOTAL FLOOR AREA: 1035 sq.ft. (96.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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