

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**20 Montgomery Road, Caversfield,
Bicester, Oxfordshire. OX27 8FG**

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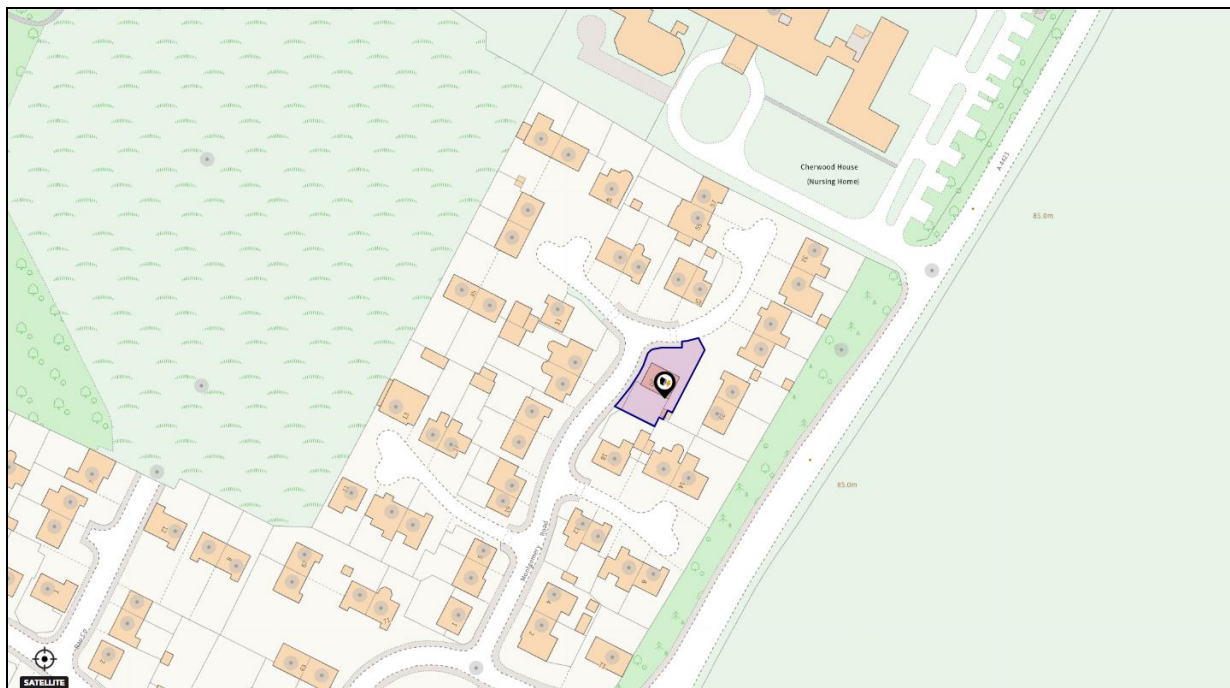
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

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On a Large Southerly Facing Corner Plot, a Four Bedroom Detached House with Cloakroom, Study, Living Room, Dining Room, Kitchen, Bathroom and En-Suite, Gardens and Parking for 3 Cars in Tandem

FREEHOLD

£ 475,000

- ❖ Entrance Hall and Cloakroom
- ❖ Study
- ❖ Kitchen
- ❖ Dining Room
- ❖ Living Room
- ❖ Landing
- ❖ Four Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Southerly Facing Corner Plot
- ❖ Parking for 3 Cars in Tandem

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of D (65).
Council Tax: Band E
Approx. £3,011 per annum.

Ground Floor:

SLOPING OPEN PORCH:

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

ENTRANCE HALL:

Built-in cupboard, warm air central heating unit, understairs cupboard, staircase.

CLOAKROOM: 6'4 x 3'6.

Front aspect PVC window, downlighting, ceramic tiled floor, half tiled walls, concealed cistern dual flush WC, wash hand basin with cupboard under.

STUDY: 8'11 x 7'10.

Front aspect PVC window, RCD/MCB electricity consumer unit.

KITCHEN: 15'7 x 8'7.

Rear aspect PVC window, rear aspect security door to garden, ceramic tiled floor. Range of tall base and eye level units, roll edge laminate worksurfaces, tiled surrounds, 400mm base unit, space for washing machine, space of tumble dryer, space for dishwasher, 1½ bowl stainless steel sink, 600mm under-sink base unit, 850mm x 850mm corner base unit with pair of 300mm doors, 600mm cutlery and pan drawers, 4-ring gas hob, tiled splashback, tray space, pull out extractor hood, second 850mm x 850mm corner base unit with pair of 300mm doors, 400mm base unit, 600mm tall unit with double cavity fan oven/oven grill, 1200mm spaces for 1550mm tall fridge and freezer.

DINING ROOM: 15'7 x 11'9.

Rear aspect PVC French doors, open plan to:

LIVING ROOM: 15'7 x 12'5.

Front aspect PVC window, TV socket, BT master socket, Portuguese Limestone fireplace with gas living flame effect fire.

First Floor:

LANDING:

Side aspect PVC window, built-in cupboard, airing cupboard, access to loft space.

BATHROOM: 8'8 x 7'0.

Rear aspect PVC window, downlighting, extract fan, ceramic tiled floor, chrome heated towel rail, panel enclosed bath with mixer tap, thermostatic shower, rain head, sliding head support, concealed cistern dual flush WC, insert wash hand basin.

BEDROOM ONE: 13'8 including the wardrobe x 11'5.

Rear aspect PVC window, wall-to-wall wardrobe.

EN-SUITE: 7'5 x 5'6.

Rear aspect PVC window, plain plaster ceiling, downlighting, extractor fan, fully tiled walls, ceramic tiled floor, 1750mm x 800mm shower enclosure with thermostatic shower, rain head, sliding head support, concealed cistern dual flush WC, inset wash hand basin with cupboard under.

BEDROOM TWO: 12'10 x 11'2.

Front aspect PVC window, laminate flooring.

BEDROOM THREE: 11'0 x 9'0.

Front aspect PVC window.

BEDROOM FOUR: 9'0 x 8'10.

Front aspect PVC window.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Southerly orientation, gate to driveway, brick built shed.

PARKING:

Parking for 3 cars in tandem.

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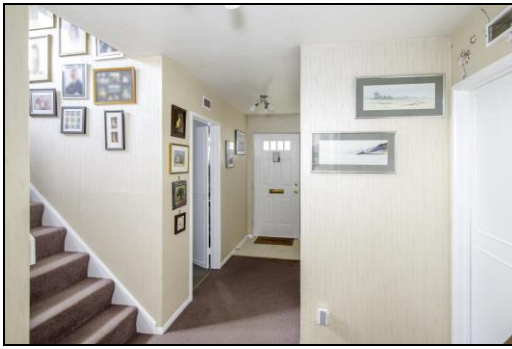
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Front



Porch



Hall



Cloakroom



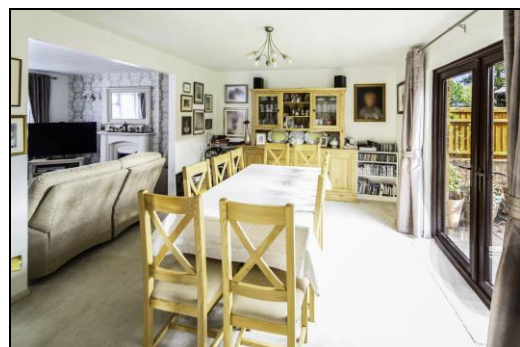
Living Room



Living Room



Dining Room



Dining Room

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Kitchen



Kitchen



Kitchen



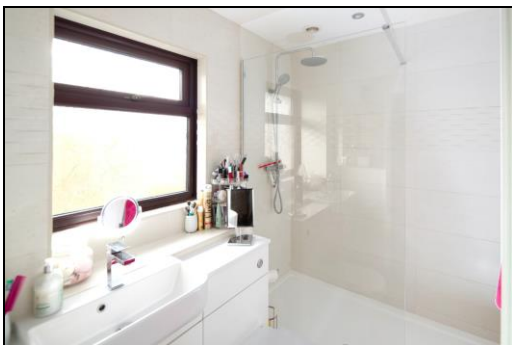
Landing



Bedroom One



Bedroom One



En-Suite Shower Room



Bedroom Two

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Bedroom Three



Bedroom Four



Bathroom

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

EPC



Southerly Facing Rear Garden

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Rear Garden & Elevation



Rear Garden

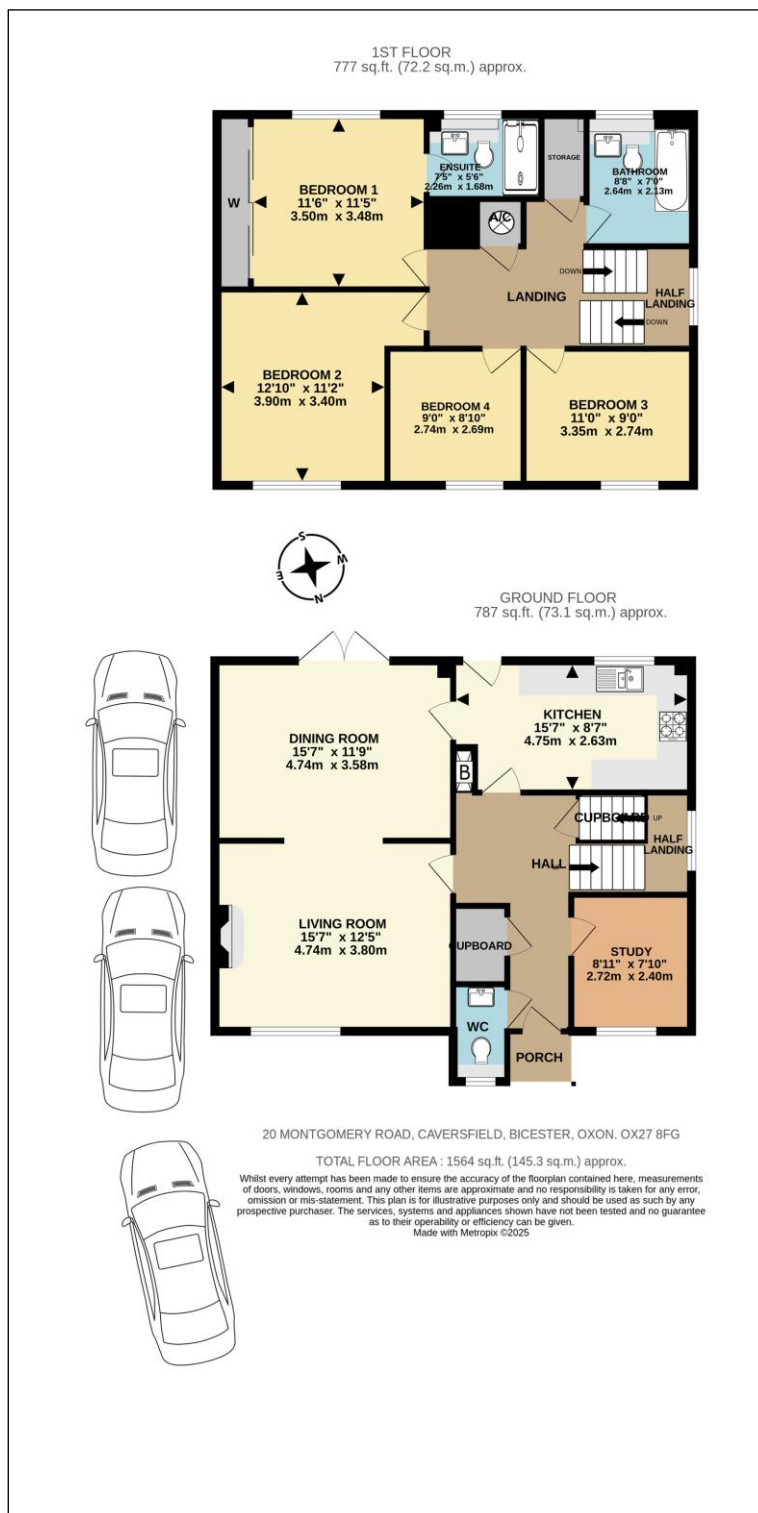
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