

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**7 Jaspers Row, Ambrosden,
Bicester, Oxfordshire. OX25 2AT**

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922

7 Jaspers Row, Ambrosden, Bicester, Oxfordshire. OX25 2AT



An 8-year old Wide Two Bedroom Semi-Detached with a Wider than Average South Facing Garden, Car Port and Additional Parking Space, Cloakroom & En-Suite.

FREEHOLD (with estate fees of about £ 360 per year)

Offers Over £ 325,000

- ❖ Pitched Open Porch
- ❖ Entrance Hall, Cloakroom
- ❖ Kitchen
- ❖ Lounge Diner with French doors to the garden
- ❖ Landing, Two Bedrooms, 2m Wardrobe in Bedroom One
- ❖ Bathroom and En-Suite to Bedroom One
- ❖ South Facing Garden
- ❖ Timber Framed Car Port under a slate roof, Electric Car Charging Point
- ❖ Additional Parking Space
- ❖ Village Amenities: (Post Office, Shop, School, Service Garage & Car Sales)

VIEWING
APPOINTMENT:

DAY:

TIME:

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922

Key Facts for Buyers:

EPC: Rating of B (83).

Refer to graph.

Council Tax: Band C

Approx. £2,190 per annum.

Estate Fees: About £360 per year.

Ground Floor:

PITCHED OPEN PORCH:

Outside courtesy light, ground level gas meter box, part glazed security front door to:-

ENTRANCE HALL:

Plain plaster ceiling, coving, down lighting, laminate flooring, Hive' web hosted central heating thermostat, radiator, staircase.

CLOAKROOM: 4'11 x 3'2.

Front aspect PVC window, plain plaster ceiling, ceramic tiled floor, radiator, dual flush close coupled WC, corner wash hand basin with rounded cupboard under.

KITCHEN: 11'8 x 7'5.

Front aspect PVC window, plain plaster ceiling, down lighting, ceramic tiled floor, radiator, wall mounted (*within the end wall unit nearest the window*) 'Ideal Logic Heat H12' boiler. Range of tall, base and wall units with roll-edge laminate worktops and laminate upstands, space for washing machine, 1½ bowl stainless steel sink, 600mm base unit, 600mm corner base unit with 300mm door, 2nd 600mm base unit, 1000mm cutlery & pan drawers, 4-ring stainless steel gas hob, acrylic back-splash, stainless steel extractor hood, 1000mm corner base unit with 600mm door, 600mm tall unit with fitted stainless steel & glass fan oven-grill, space for fridge-freezer.

LOUNGE-DINER: 14'7 x 14'1.

Rear aspect PVC French doors with windows to either side, plain plaster ceiling, coving, laminate flooring, under-stairs cupboard, two radiators, multi-media socket.

First Floor:

LANDING:

Side aspect PVC window, plain plaster ceiling, coving, loft hatch (*hard wired light*), double-door airing cupboard.

BATHROOM: 6'10 x 5'9.

Plain plaster ceiling, down lighting, extractor fan, radiator, ceramic tiled floor, bath with mixer tap and shower attachment plus low-level head support, concealed cistern dual flush WC, inset wash hand basin with cupboard under, shaver socket.

BEDROOM ONE: 10'2 extending to 12'22 in doorway x 9'2 plus wardrobes.

Front aspect PVC window, plain plaster ceiling, coving, radiator, 2000mm built-in sliding mirrored wardrobe.

EN-SUITE: 6'8 narrowing to 4'9 x 5'2.

Front aspect PVC window, plain plaster ceiling, down lighting, extractor fan, heated towel rail, ceramic tiled floor, 740mm x 740mm shower enclosure with 'Aqualisa' thermostatic shower, sliding head support, dual flush close coupled WC, inset wash hand basin and cupboard under.

BEDROOM TWO: 14'7 x 8'6 narrowing to 6'0. (split into two areas – refer to plan)

Rear aspect PVC window, plain plaster ceiling, coving, radiator.

Outside:

FRONT GARDEN: Refer to photograph

REAR GARDEN: Refer to photographs

Orientation approx. 166° South. Outside tap, patio, rear gate to car port & parking, custom built timber shed.

CAR PORT & PARKING:

Carport: Solid timber frame under a slate roof with eaves storage, block paved, fenced to two sides.

Car Charging Point: Located in the car port.

Parking: Refer to photograph.

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922



Front



Hall, Cloakroom



Kitchen



Kitchen



Kitchen



Lounge-Diner



Bathroom



Lounge-Diner

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

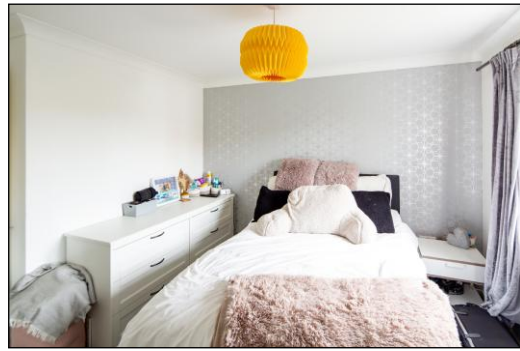
249922



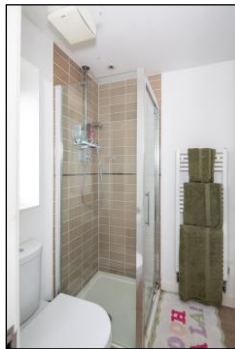
Landing



Bedroom One



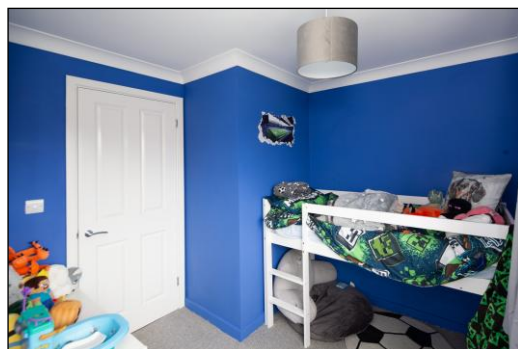
Bedroom One



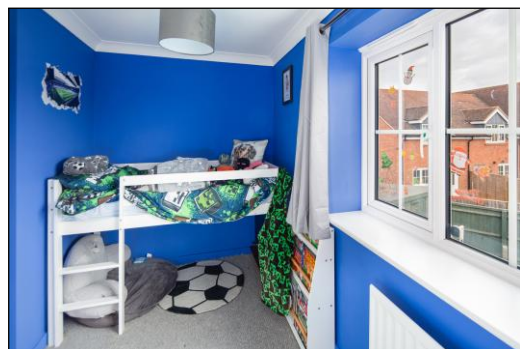
En-Suite to Bedroom one



Bedroom One



Main Part of Bedroom Two



Main Part of Bedroom Two

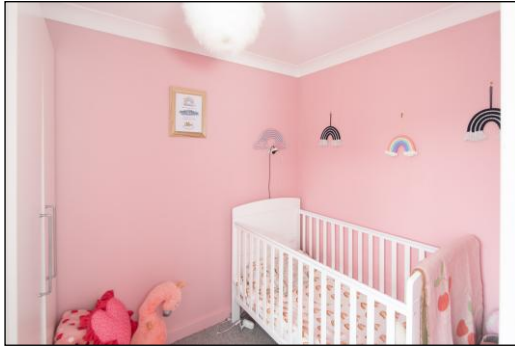
BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922



Secondary Part of Bedroom Two



View out over the garden from Bedroom Two



Car Port



Additional Parking Space (where the car is)



Rear Garden (& Car Port Roof behind the fence)



Rear Garden



Rear Elevation

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922

Space for Notes:

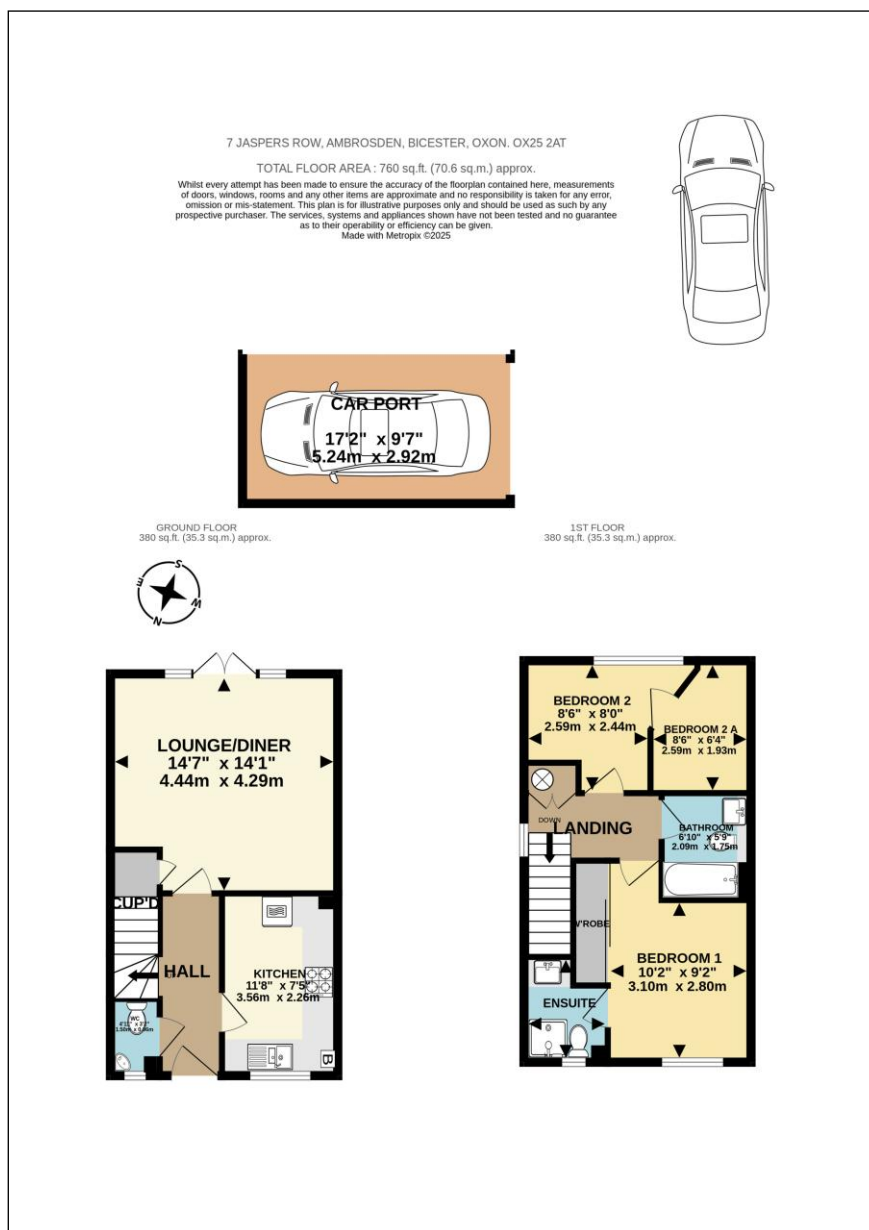
BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922



These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make or give and neither Barton Fleming nor any person in their employment, has authority to make or give any representation or warranty whatsoever in relation to this property. Land Registry Plans are provided as guidance only and while LRP documents are generated from what is registered at the point at when the plans are downloaded for use in these particulars they are not guaranteed to represent the property title at any given moment. Buyers should satisfy themselves through their solicitor as to the accuracy of the land registration at any given moment.