

# BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

## To Let



**33 HORNBEAM ROAD  
BICESTER  
OXON  
OX26 3YH**

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Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [lettings@bartonfleming.co.uk](mailto:lettings@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

**241616**

**33 Hornbeam Road, Bicester, Oxon OX26 3YH**



**A two bedroom end of terrace house with a conservatory and a larger than average garden and driveway parking**

**TO LET**

**£1250.00 PCM**

- ❖ Canopy Porch and Entrance Hall
- ❖ Kitchen To be Re-fitted
- ❖ Living Room
- ❖ Conservatory
- ❖ Landing
- ❖ 2 Double Bedrooms
- ❖ Family Bathroom
- ❖ Larger than average garden and driveway parking

**VIEWING  
APPOINTMENT:**

**DAY:  
TIME:**

**Telephone  
241616**

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## 241616

### Ground Floor:

#### **CANOPY PORCH**

#### **ENTRANCE HALL: 9'6 x 6'1 max**

Double glazed panel front door, radiator, stairs to first floor.

#### **KITCHEN 9'10 x 5'11**

uPVC double glazed window to front aspect base and eye level units (landlord re-fitting kitchen) Gas Combination Central Heating Boiler

#### **LIVING ROOM: 14'2 x 11'9**

Double glazed sliding patio doors to Conservatory, radiator, TV point.

#### **CONSERVATORY: 9'5 x 9'10**

uPVC double glazed windows and panels to side aspects, uPVC double glazed French double doors to rear garden, ceiling fan/light.

### First Floor

#### **LANDING: 4'7 x 5'11**

Access to loft

#### **BEDROOM ONE: 8'10 x 11'10**

uPVC double glazed window to rear aspect radiator, dado rail, laminate wood floor.

#### **BEDROOM TWO: 8'5 x 11'9 max**

uPVC double glazed window to front aspect, radiator, fitted shelf, built-in storage cupboard,.

#### **BATHROOM: 6'5 x 5'6**

Extractor fan, radiator, fitted medicine cabinet, twin grip panel bath with mains fed shower over, pedestal wash hand basin, close coupled WC, vinyl floor covering.

### Outside

#### **FRONT:**

Garden and driveway Parking to side for at least 2 cars.

#### **GARDENS**

Refer to photograph.



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Front



Hall



Living Room



Living Room



Conservatory



Conservatory



Old Kitchen ( Being Replaced)



Old Kitchen ( Being Replaced)

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Landing



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bathroom



Rear patio and garden



Rear Elevation

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### **Material Property Information**

Council Tax Band C / Amount £2,115.13 (2024-2025)

Rental Asking Price £1,250.00

Tenure: leasehold

Property construction .... Standard

Mains Electricity supply .....Yes

Mains Gas Supply ..... Yes

Mains Water supply ..... Yes

Mains Sewerage ..... Yes

Heating Type ..... Gas/ Electric

Broadband .....Fibre to House

Parking..... Driveway

No of Parking Spaces .....2

Building safety ..... None knowns (e.g Radon Gas /  
Asbestos/ Construction problems

ETC ..... No

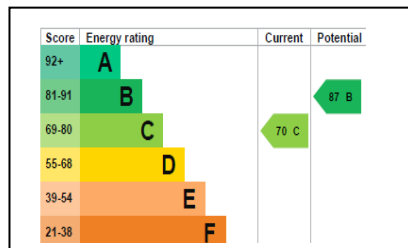
Restrictions /Rights and easements – No

Wayleaves on the title..... No

Flood risk - has the property been subject to any flooding in  
the last 5 years ..... No

Planning permission – Does the property have any  
outstanding planning applications ....No

Accessibility/adaptations - Does the property have any  
disabled access provisions .... No





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## **AVAILABLE:**

**Date 1<sup>st</sup> AUGUST 2024**  
**(VIEWINGS FROM 8<sup>TH</sup> JULY)**

## **RENT:**

**£1250.00** per calendar month.

**LENGTH OF TENANCY: 12 Months**

## **RENTAL DEPOSIT**

**£1442.31** (Equal to five weeks rent.)

Deposits are held by the Deposit Protection Service which is an independent body set up by the Government specifically designed to protect deposits fairly on behalf of landlord and tenants alike.

## **COUNCIL TAX BAND**

According to <http://cti.voa.gov.uk>

The council tax band is **C**

## **To Make an offer to rent the property**

Please send an e-mail to:

E-mail: [lettings@bartonfleming.co.uk](mailto:lettings@bartonfleming.co.uk)

Including :

Full names of all adult occupants

Emails and telephone numbers for all tenants

Occupations of all tenants

Gross annual salaries for all tenants including contracted hours of employment

Details of any children

Details of any pets

Required Tenancy Start date

Length of tenancy required

Any special conditions or requirements

We will then put your offer to rent the property forward to the landlord.

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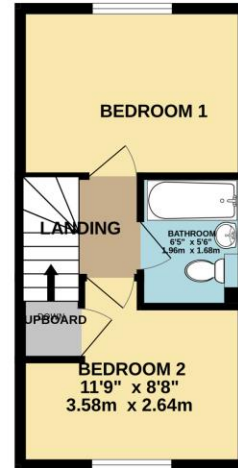
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GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.

1ST FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.5 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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