

# BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

## To Let



**173 Avocet Way  
Bicester  
Oxon  
OX26 6YW**

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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

**173 Avocet Way, Bicester, Oxon OX26 6YW**



**A two bedroom semi-detached house with a re-fitted Kitchen and Bathroom**

**TO LET**

**£ 1350.00 PCM**

- ❖ Entrance Hall
- ❖ Re-fitted Kitchen including oven and hob
- ❖ Living Room with new laminate floor
- ❖ Conservatory
- ❖ Landing and Bathroom with white suite
- ❖ 2 bedrooms with built-in wardrobes
- ❖ Rear Garden
- ❖ 2 allocated parking spaces in tandem in car park

**VIEWING AP-  
POINTMENT:**

**DAY:**

**TIME:**

**Telephone 241616**

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### Ground Floor:

#### **ENTRANCE HALL: 7'10 x 3'7**

uPVC Opaque double glazed front door, radiator, textured ceiling, telephone point, new laminate wood flooring archway to ;

#### **KITCHEN 7'10 x 7'11.**

uPVC double glazed window to front aspect, fitted with a new range of base and eye level units with white panel door and drawer fronts and black door furniture, square edged wood effect laminate work surfaces and matching upstands, white composite single drainer sink unit with matt black mixer tap, wall mounted 'Glow Worm' gas central heating boiler, new 'Lamona' Electric ceramic hob, new 'Lamona' built in Electric oven, spaces for washing machine and fridge freezer ( Not included in tenancy), vinyl tile effect floor covering

#### **LIVING ROOM: 16'8 x 11'9**

uPVC double glazed sliding patio doors to conservatory, 2 x radiators, TV point, Telephone point, Wi-Fi router ( Wi-Fi not included), new laminate wood flooring

#### **CONSERVATORY: 5'8 x 9'0**

uPVC double glazed windows to side and rear aspects, UPVC double glazed double French doors to rear aspect.

### First Floor

#### **LANDING: 3'9 x 5'9**

Access to loft via hatch

#### **BEDROOM ONE: 13' into door recess x 9'6**

uPVC double glazed window to rear aspect, radiator, built-in double wardrobe, stripped and varnished floor boarding.

#### **BEDROOM TWO: 10'5 x 6'10**

uPVC double glazed window to front aspect, radiator, 2 x built-in double wardrobes.

#### **BATHROOM: 7'6 x 4'8**

Opaque uPVC double glazed window to front aspect, part tiled walls, white suite comprising twin grip panel bath with mixer tap and shower attachment, close couple WC, pedestal wash hand basin, wall mounted medicine cabinet, stripped and varnished floor boards

### Outside

#### **PARKING:**

2 allocated spaces in tandem situated in a car park found through the arch way to the right of the house

#### **GARDENS**

Refer to photograph.



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Front



Entrance Hall



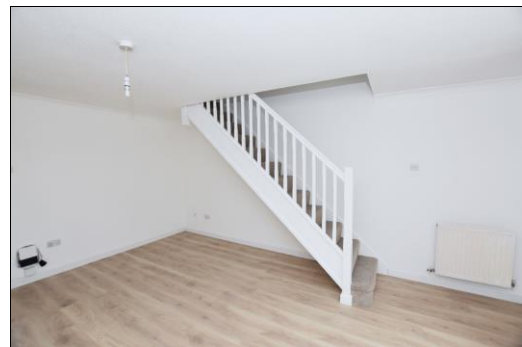
Kitchen



Kitchen



Living Room



Living Room



Conservatory



Conservatory

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Landing



Bathroom/WC



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Rear patio and garden



Rear elevation

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## 241616

### Material Property Information

Council Tax Band **C** / Amount **£2115.13**

Rental Asking Price **£1350.00**

Tenure .....**Freehold**

Property construction ..... **Standard**

Mains Electricity supply ..... **Yes**

Mains Gas Supply ..... **Yes**

Mains Water supply ..... **Yes**

Mains Sewerage ..... **Yes**

Heating Type ..... **Gas**

Broadband .....**Fibre to House**

Parking..... **Allocated**

No of Parking Spaces ..... **2**

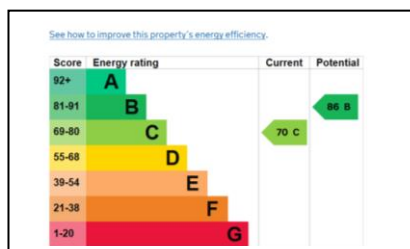
Building safety ..... Any known factors (e.g Radon Gas / Asbestos/ Construction problems ETC ..... **No**

Restrictions /Rights and easements (Any Restrictive covenants and Rights of Way or Easements or 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 15<sup>th</sup> March 2025**

### **RENT:**

**£1350** per calendar month.

**LENGTH OF TENANCY: 12 Months**

### **RENTAL DEPOSIT**

**£1557.69** (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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GROUND FLOOR  
334 sq.ft. (31.0 sq.m.) approx.

1ST FLOOR  
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA: 615 sq.ft. (57.1 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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