

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

To Let



**1 Hill View
Buckingham Road
Bicester
Oxon
OX26 3ER**

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Web: www.bartonfleming.co.uk

E-mail: lettings@bartonfleming.co.uk

62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

241616

1 Hill View, Buckingham Road, Bicester. Oxon OX26 3ER



A Furnished Period 2 Bed extended end terrace house with driveway parking, large garden and Garden Office.

TO LET

£ 1550.00 PCM

- ❖ Entrance Hall
- ❖ Dining Room and Living Room with fireplaces
- ❖ Re-fitted Downstairs Bathroom/WC
- ❖ Kitchen with white goods
- ❖ 2 bedrooms
- ❖ Driveway parking for 2 cars
- ❖ Large Garden with Garden Office

VIEWING APPOINTMENT:

DAY:

TIME:

Telephone 01869
241616

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Ground Floor:

SIDE ENTRANCE

Red opaque double glazed panel door to;

'L' SHAPED ENTRANCE HALL: 9'7 x 2'9 plus 2'6 x 4'4

Opaque Double glazed side panel to front door, digital central heating thermostat, radiator, Dado Rail, ceramic tiled floor, Built-in Meter cupboard.

KITCHEN 8'6 x 8'11

uPVC double glazed window to side and rear aspects, radiator, base and eye level units with cream, coloured door and drawer fronts, roll top laminate work surfaces, large ceramic sink with chrome mixer tap and white enamel levers, cream coloured metro style tiled splash backs, 'Zanussi' freestanding electric cooker, 'Indesit' dishwasher, LG washing machine, LEC undercounter fridge with small icebox, ceramic tiled floor, wall mounted 'Vaillant' Gas combination boiler.

RE-FITTED BATHROOM: 6'6 x 5'6

Plain plastered ceiling with inset spotlights and extractor fan and access to roof space, Chrome towel radiator, close coupled WC, Vanity wash hand basin with drawers below, panel bath with mixer tap, mains fed shower over bath with large fixed shower head and flexible hose to hand held shower head, marble effect aqua boarding to walls, glass shower screen.

DINING ROOM: 10'8 x 14'7

Double glazed double French doors to rear garden, radiator with radiator cover feature fireplace with wood burning stove, built in understairs storage cupboard, stripped and varnished wood floor boards.

LIVING ROOM: 9'10 x 14'8

uPVC double glazed window to front aspect, radiator, molded cornicing to ceiling, 'Adams' style ornamental fireplace built in storage cupboard.

First Floor

LANDING:

Access to loft.

BEDROOM ONE: 9'10 x 14'8

2 x uPVC double glazed window to front aspect, radiator, stripped and varnished wood floor boards, 'Adams' style fireplace with mantel

BEDROOM TWO: 10'9 x 11'1

uPVC double glazed window to rear aspect, radiator, 'Adams' style fireplace with mantel

FURNISHINGS

Table, Chairs, Bed, sofa, TV units, Clothes stands, White Goods including Fridge, Dishwasher, and Washing Machine

Outside

DRIVEWAY:

Gravel driveway Parking for 2 cars

GARDEN OFFICE: 19'10 x 10'0

2 x double glazed double French doors to side and rear aspects, 3 x double glazed windows to side and rear aspects, radiator, multiple power points.

GARDENS

Refer to photograph.

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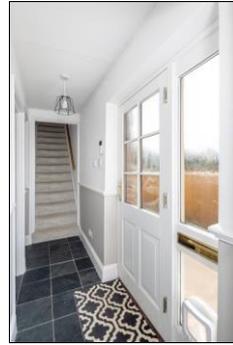
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Front



Entrance Hall



Living Room



Living Room



Dining Room



Dining Room



Dining Room



Kitchen

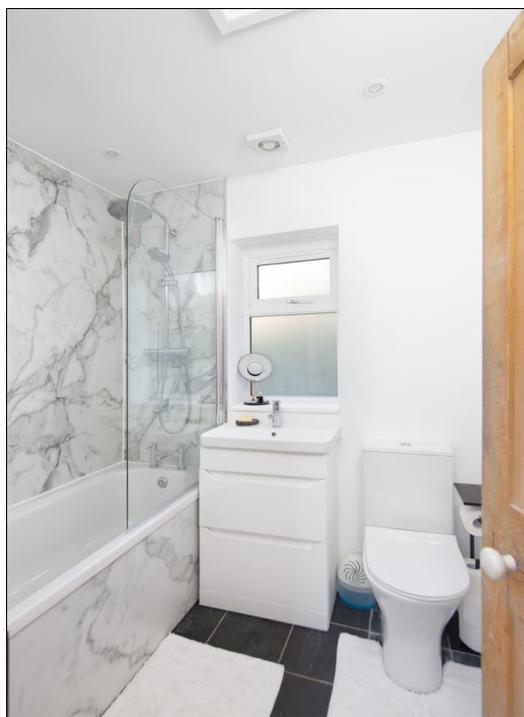
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Re-fitted bathroom



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Rear Garden



Rear Elevation and Garden Office

Rear garden to pond

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Material Property Information

Council Tax Band **C** / Amount **£158.00 Per month**

Rental Asking Price **£1550**

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..... **Driveway**

No of Parking Spaces **2**

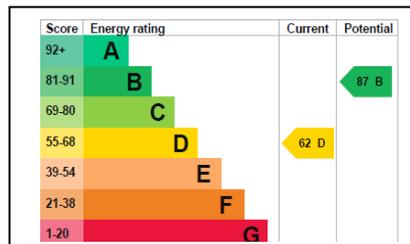
Building safety Any known factors (e.g Radon Gas / Asbestos/ Construction problems ETC **No**

Restrictions /Rights and easements (Any Restrictive covenants and Rights of Way or Easements or Wayleaves on the title..... Yes/ 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 First Week In May 2025

RENT:

£1550 per calendar month.

LENGTH OF TENANCY: 12 Months

RENTAL DEPOSIT

£1788.46 (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

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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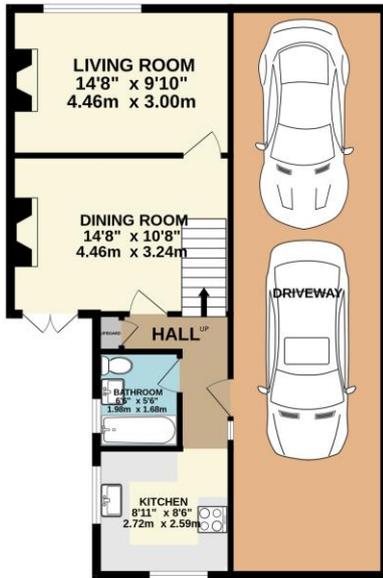
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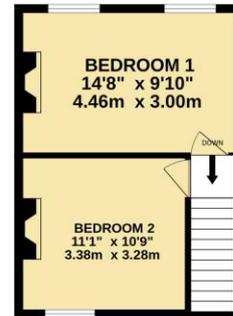
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GROUND FLOOR
1030 sq.ft. (95.7 sq.m.) approx.



1ST FLOOR
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA: 1320 sq.ft. (122.6 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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