

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**16 Roman Way, Town Centre,
Bicester, Oxfordshire.
OX26 6FJ**

AVAILABLE:

Date: From End of June 2025

LENGTH OF TENANCY: 12 MONTHS

RENT:

£1200 per calendar month.

RENTAL DEPOSIT:

£1384.62 (Equal to 5 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 **B**

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

16 Roman Way, Bicester, Oxon. OX26 6FJ



Unfurnished One Bedroom Mid-Terrace House with Living Room, Kitchen, Bathroom, South East facing Garden and Off-Road Parking.

TO LET (UNFURNISHED)

£1200.00

- ❖ Living Room
- ❖ Kitchen
- ❖ Landing
- ❖ Re-fitted Bathroom
- ❖ Bedroom
- ❖ PVC Double Glazing
- ❖ Front & Rear Gardens
- ❖ Off-Road parking for a car
- ❖ Close to Town Centre Amenities
- ❖ Walking distance of Both Railway Stations
- ❖ Pet Friendly with Cat Flap installed in Rear Door

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 D (67)
Council Tax: Band B
Approx. £1,829 per annum.

Ground Floor:

SLOPING PORCH:

Wooden front door to:-

LIVING ROOM: 11'11 x 11'10.

Front aspect PVC double-glazed window, coving, laminate flooring, convector heater, open plan to:-

KITCHEN: 8'10 x 8'6 plus the cupboard and recess under the stairs.

Rear aspect PVC double-glazed window, rear aspect PVC half glazed door to the garden with fitted cat flap, coving, ceramic tiled floor, under-stairs cupboard. Range of base and wall units, roll-edge laminate worktops and tiled surrounds, stainless steel oven, 4-ring induction hob, Fridge Freezer, space for washing machine, stainless steel sink.

First Floor:

LANDING:

Rear aspect PVC double-glazed window, coving.

BATHROOM: 7'6 x 4'8.

Rear aspect PVC double-glazed window, vinyl flooring, fully tiled walls, bath with mixer tap and shower attachment, fixed head support, screen, pedestal wash hand basin, shaver socket, close coupled wc.

BEDROOM: 11'10 x 10'10.

Front aspect PVC double-glazed window, laminate flooring, convector heater fitted wardrobes.

Outside:

FRONT GARDEN: Refer to photo.

SECURE SOUTH-EAST REAR GARDEN: Refer to photograph.

OFF-ROAD PARKING:

Refer to Land Registry Plan. Driveway adjacent to property

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.

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



Porch



Living Room



Living Room through to Kitchen



Living Room



Kitchen



Kitchen through to Living Room



Kitchen

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

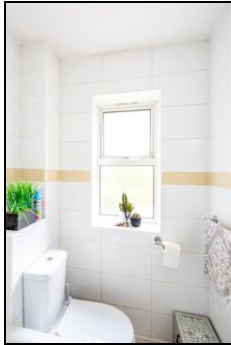
Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

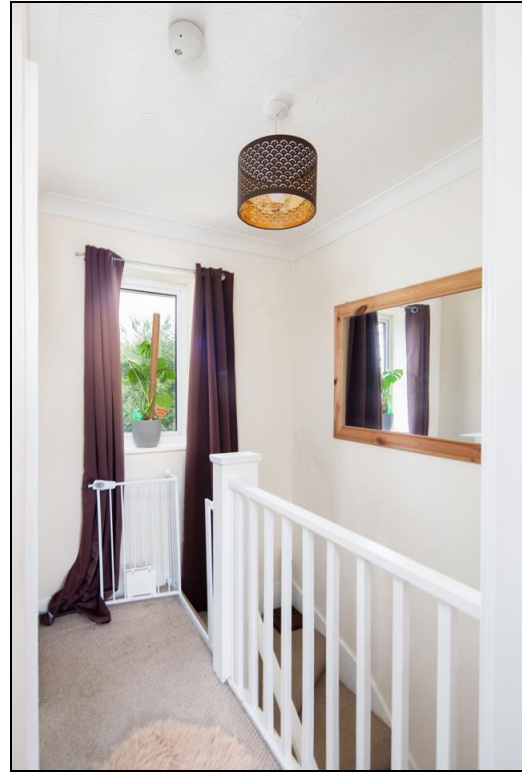
249922



Kitchen



Bathroom



Landing



Bedroom



Bedroom



Bedroom



Rear Elevation

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



Rear Garden



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

Material Property Information

Council Tax Band **B** / Amount **£1829 per annum**

Rental Asking Price **£1200**

Tenure**Freehold**

Property construction **Standard**

Mains Electricity supply **Yes**

Mains Gas Supply **No**

Mains Water supply **Yes**

Mains Sewerage **Yes**

Heating Type **Electric**

Broadband**Fibre to House**

Parking..... **Driveway**

No of Parking Spaces **One**

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**

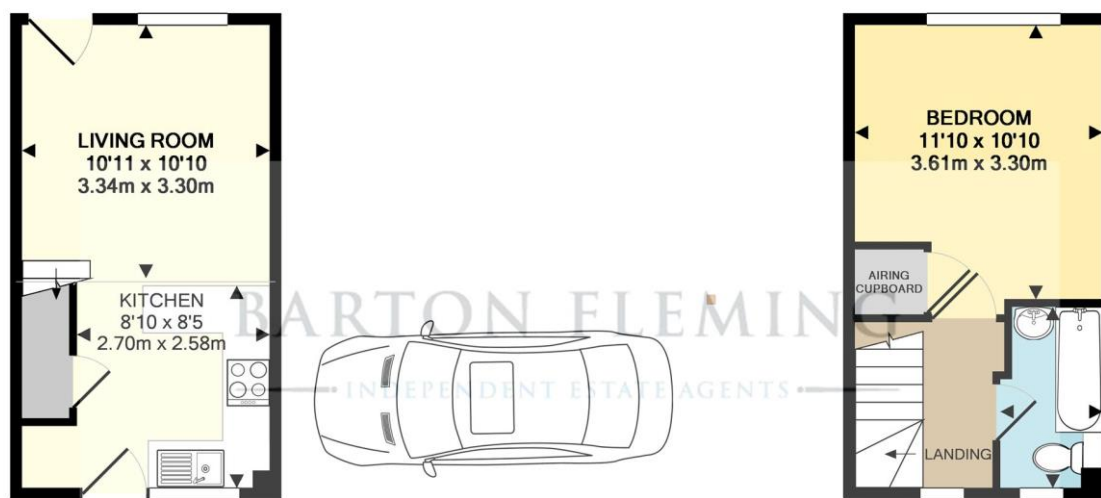
BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922



GROUND FLOOR
APPROX. FLOOR
AREA 215 SQ.FT.
(19.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 215 SQ.FT.
(19.9 SQ.M.)

16 ROMAN WAY, BICESTER
TOTAL APPROX. FLOOR AREA 429 SQ.FT. (39.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2016



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.