

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**12 Catterick Road, Kingsmere,
Bicester, Oxfordshire. OX26 1AW**

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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

12 Catterick Road, Kingsmere, Bicester, Oxon. OX26 1AW



**Three Bedroom Mid-Terrace with Cloakroom, En-Suite
And a Garage with driveway parking for 2 cars.**

FREEHOLD

RENT: £1,650

- ❖ Sloping Porch
- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Kitchen with fitted appliances open plan to
- ❖ Lounge-Diner with French doors to the garden
- ❖ Landing, Three Bedrooms
- ❖ Bathroom
- ❖ En-Suite Shower Room with 1200 x 760 shower
- ❖ Garage & parking for 2 cars on a 11ft wide driveway
- ❖ South East facing Rear Garden

VIEWING
APPOINTMENT:

DAY:

TIME:

Telephone 249922

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Ground Floor:

SLOPING PORCH:

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

ENTRANCE HALL:

Plain plaster ceiling, radiator, telephone point, turning staircase.

CLOAKROOM: 6'9 x 3'2

Front aspect PVC double glazed window, plain plaster ceiling, radiator, ceramic tiled floor, pedestal wash hand basin, concealed cistern WC.

LOUNGE DINER: 16'7 x 15'6

Rear aspect PVC double glazed French doors and windows to either side, plain plaster ceiling, three radiators, under-stairs airing cupboard enclosing RCD/MCB electric consumer unit and 'Megaflow' tank, two TV-FM-Satellite/telephone combination sockets, open plan to:

KITCHEN: 9'5 x 8'1

Front aspect PVC double glazed window, plain plaster ceiling, down-lighting, polished floor tiles, range of base and eye level units, roll edge laminate work-surfaces, laminate upstands, 50:50 integrated fridge freezer, fitted fan oven/grill, bin unit, integrated dishwasher, 1½ bowl stainless steel sink, integrated washing machine, 1000mm pan and cutlery drawers, 4-ring stainless steel gas hob, ceramic splash-back, stainless steel extractor hood, cupboard enclosing wall mounted boiler and programmer beneath.

First Floor:

LANDING:

Access to loft space.

BATHROOM: 6'10 x 6'3 narrowing to 5'5

Plain plaster ceiling, extractor fan, down-lighting, ceramic tiled floor, chrome heated towel rail, double ended bath with centre tap, tiled surrounds, thermostatic shower and sliding head support, screen, wash hand basin, concealed cistern WC, large mirror.

BEDROOM ONE: 10'4 x 9'2 widening to 12'11 in door recess

Front aspect PVC double glazed window, plain plaster ceiling, radiator, 6ft wide built-in double wardrobe, TV and telephone points.

ENSUITE SHOWER ROOM: 6'8x 5'0

Front aspect PVC double glazed window, plain plaster ceiling, down-lighting, extractor fan, polished floor tiles, radiator, large mirror, 4'0 x 2'6 shower enclosure with thermostatic shower and sliding head support, concealed cistern WC, wash hand basin, shaver socket.

BEDROOM TWO: 10'5 x 8'8

Rear aspect PVC double glazed window, plain plaster ceiling, radiator, TV and telephone sockets.

BEDROOM THREE: 10'5 x 6'5

Rear aspect PVC double glazed window, plain plaster ceiling, radiator, TV and telephone sockets.

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Rear gate, south-east orientation 120° Magnetic.

GARAGE: 19'10 x 9'10

Up and over door, driveway parking 37ft deep x 11ft wide.

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Front



Porch, Entrance Hall



Cloakroom



Kitchen



Kitchen



Kitchen



Dishwasher



Washing Machine

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Lounge-Diner



Lounge-Diner



Lounge-Diner



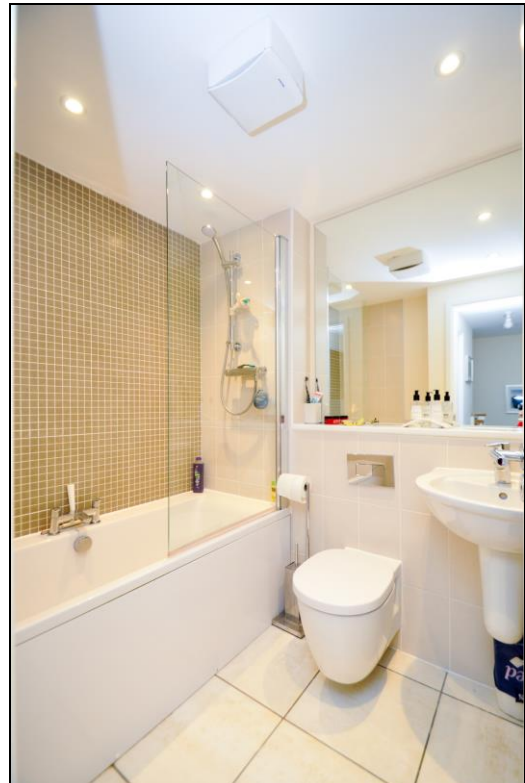
Lounge-Diner



Bathroom



Bath Detail



Bathroom

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En Suite



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three



Parking and Garage



Rear Garden

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Material Property Information

Council Tax Band **C**

Rental Asking Price **£1650**

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 / Garage**

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 parking of trailers/caravans/boats or motorhomes on the property**

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**

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.

AVAILABLE:

Date

RENT:

£1,650 per calendar month.

RENTAL DEPOSIT

£1903.85 (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: C

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

The council tax band is

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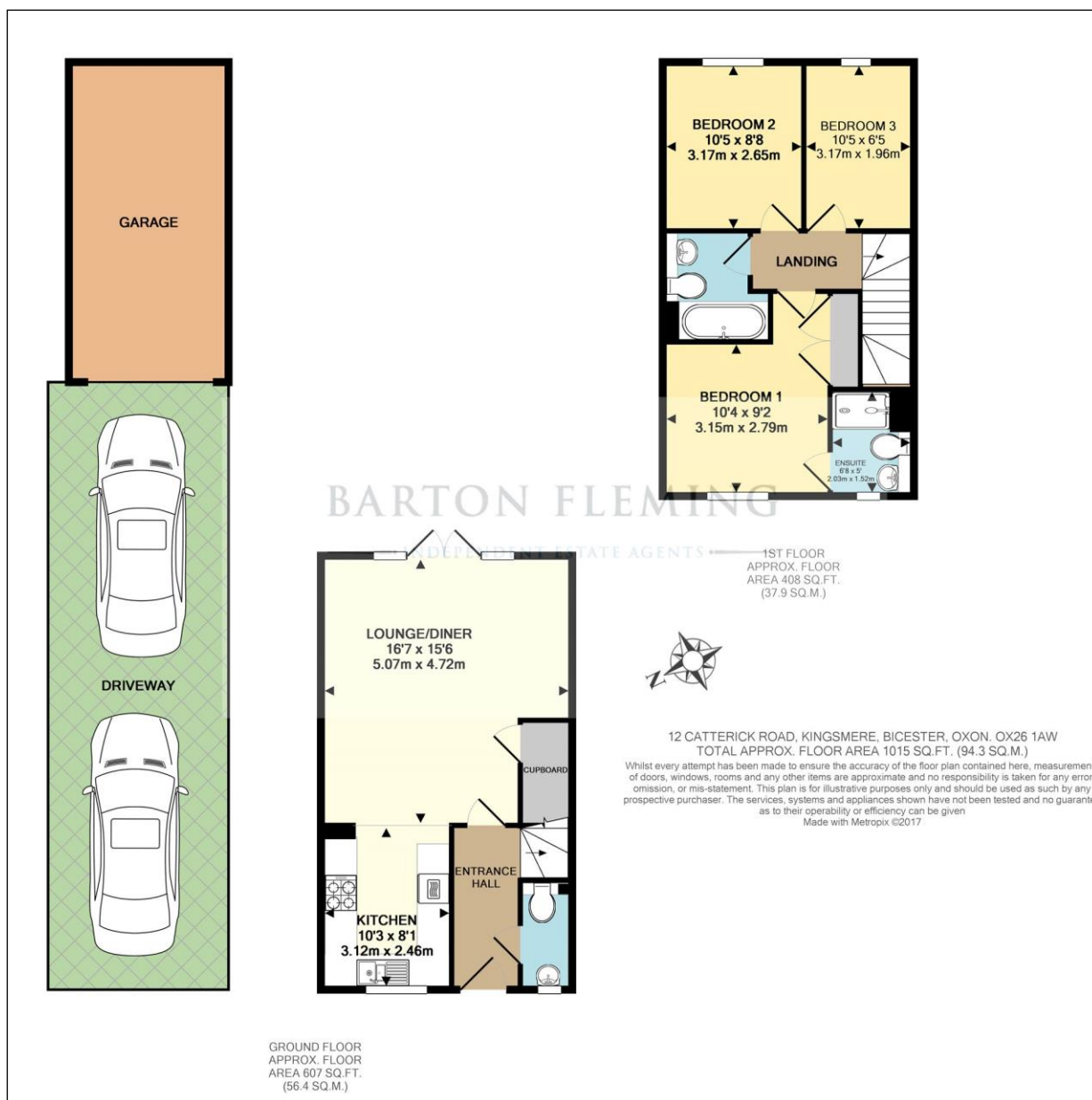
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MISREPRESENTATION ACT 1967

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.