

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

To Let



**50 Ashby Road
Bicester
Oxon
OX26 2LB**

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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

50 Ashby Road, Bicester, Oxon OX26 2LB



A 2 bedroom end of terrace house with White goods and woodburning stove

TO LET

£ 1350.00 PCM

- ❖ Canopy Porch and Entrance Hall
- ❖ Kitchen with white goods
- ❖ Lounge/Dining Room with woodburning stove
- ❖ Landing
- ❖ Bedroom One with Fitted wardrobes
- ❖ Walk in cupboard in Bedroom One
- ❖ Bedroom Two
- ❖ Bathroom/WC
- ❖ Gardens to front and rear

VIEWING AP-
POINTMENT:

DAY:

TIME:

Telephone 241616

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Ground Floor:

CANOPY PORCH

uPVC double glazed front door,

ENTRANCE HALL: 10'7 x 5'11

uPVC double glazed front door, Textured ceiling, radiator, built-in under-stairs storage cupboard

LOUNGE/DINING ROOM: 19'6 x 11'1

uPVC double glazed windows to front and rear aspects, 2 x radiators, Brick fire place and mantel housing wood burning stove, TV point,

KITCHEN 8'5 x 7'5.

uPVC double glazed window to rear aspect, uPVC double glazed door to rear aspect, fitted with a range of base and eye level units with gloss cream coloured door and drawer fronts, roll top work surfaces, single drainer 1.5 bowl sink unit with mixer tap, Fridge Freezer, Freestanding cooker with gas hob and electric ovens, washing machine, built-in storage cupboard, ceramic tiled floor door to Lounge/Diner

First Floor

LANDING: 4'2 x 6'1

Access to loft

BEDROOM ONE: 9'3 x 12'3 to wardrobes 14' into wardrobes

uPVC double glazed window to front aspect, radiator, fitted wardrobes with gloss black sliding doors, built in walk in storage cupboard with hanging rail and shelf.

BEDROOM TWO: 9'6 x 9'6

uPVC double glazed window to rear aspect, radiator, built-in boiler cupboard housing Worcester gas combination boiler.

BATHROOM: 5'5 x 6'1

Opaque uPVC double glazed window to rear aspect, part tiled walls, towel radiator, panel bath with chrome mixer tap. Built-in mains fed shower with mixer taps, fixed chrome pip to rain head shower, further hand held shower head on a chrome flexible hose, pedestal wash hand basin with chrome mixer tap, close coupled WC with push button flush, ceramic tiled floor.

Outside

GARDENS TO FRONT AND REAR Refer to photograph.

BRICK TOOL SHED (with power)

TIMBER SHED (with power)

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Front



Entrance Hall



Lounge/Dining Room



Lounge with woodburning Stove



Dining area



Kitchen



Kitchen



Landing

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Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bathroom



Bathroom shower detail



Rear patio and garden



Rear elevation

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Material Property Information

Council Tax Band **B** / Amount **£1938.64**

Rental Asking Price **£1350**

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 Cabinet and Copper to House**

Parking..... **On Street**

No of Parking Spaces

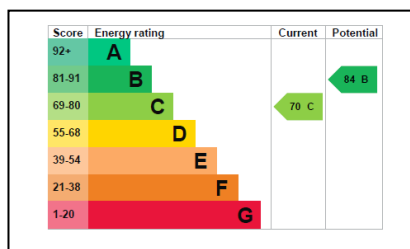
Building safety Any known factors (e.g Radon Gas / Asbestos/ Construction problems ETC **No**

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 10th November 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 **B**

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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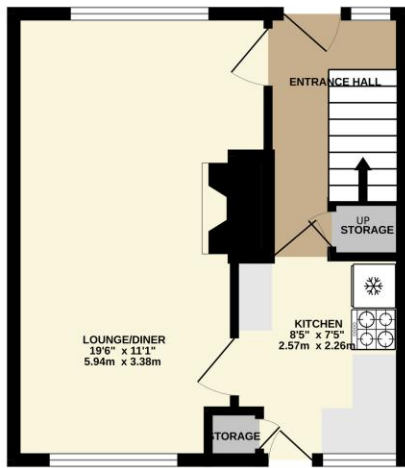
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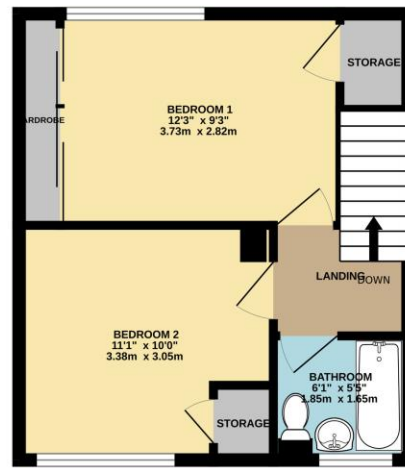
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GROUND FLOOR
319 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 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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