

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

To Let



**Victoria Cottage, Middleton Road, Bucknell,
Nr Bicester Oxon OX27 7LY**

BARTON FLEMING LETTINGS Ltd.

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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

**Victoria Cottage, Middleton Road, Bucknell,
Nr Bicester Oxon OX27 7LY**



**A two bedroom semi-detached stone house with a garage and
a garden overlooking open fields**

TO LET

£ 1000.00 PCM

- ❖ Village Location
- ❖ Canopy Porch and Entrance Hall
- ❖ Cloakroom/WC
- ❖ Lounge/dining room
- ❖ Kitchen
- ❖ Two Double Bedrooms
- ❖ Bathroom with shower over bath
- ❖ Garden overlooking fields, Garage and large driveway

**VIEWING AP-
POINTMENT:**

DAY:

TIME:

Telephone 241616

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Ground Floor:

CANOPY PORCH

Glazed panel front door to;

ENTRANCE HALL: 17'7 x 6'2

Radiator, glazed panel door to kitchen, door to lounge dining room, textured ceiling, stairs, central heating thermostat, door to:

CLOAKROOM/WC: 6'11 x 2'11

Extractor fan, textured ceiling, radiator, low level WC, wash hand basin, ceramic tiled floor.

LOUNGE/DINING ROOM: 17'8 x 11'8

Double glazed window to front and rear aspects, 2 x radiators, textured ceiling, TV point.

KITCHEN 8'8 x 8'3.

Double glazed window to side aspect, double glazed window to rear aspect, double glazed door to rear aspect, fitted with a range of base and eye level units with buff coloured door and drawer fronts, single drainer stainless steel sink unit with mixer tap, tiled splash backs, ceramic electric hob and built-in electric oven, extractor hood, ceramic tiled floor.

First Floor

LANDING: 11'3 x 5'11 max

Double glazed window to rear aspect, textured ceiling, access to loft, airing cupboard with hot water cylinder and immersion heater.

BEDROOM ONE: 9'2 x 11'11

Double glazed window to front aspect, radiator, textured ceiling.

BEDROOM TWO: 8'2 x 11'11

Double glazed window to rear aspect, Radiator, textured ceiling

BATHROOM: 6'1 x 5'10

Double glazed window to rear aspect, radiator, textured ceiling. Extractor fan, shaver/light, close coupled WC, pedestal wash hand basin, panel bath with 'Triton' shower over, chrome flexible hose to chrome shower head and chrome parking, 2 x wall mounted medicine cabinets with mirror doors, vinyl floor covering

Outside

GARAGE: 17'2 x 8'11

Metal up and over door to front power and light.

DRIVEWAY:

large gravel driveway across the front of the property

GARDENS

Refer to photograph.

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Front



Canopy Porch



Entrance Hall



Cloakroom/WC



Lounge Dining Room



Lounge Dining Room



Kitchen



Kitchen

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Bedroom One



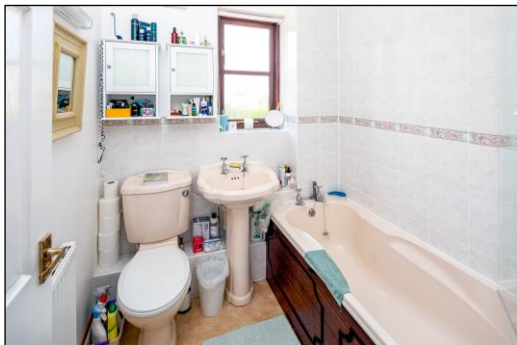
Bedroom One



Bedroom Two



Bedroom Two



Bathroom



Garden



Garden



Rear elevation

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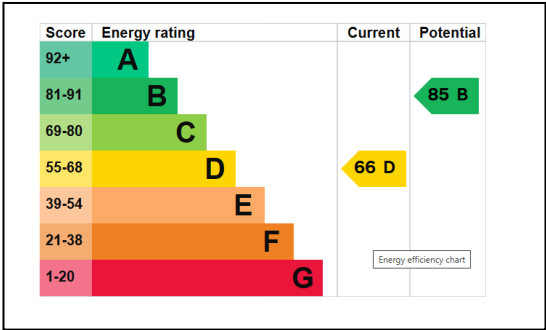
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Parking



Rear View over fields



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AVAILABLE:

Date Mid July

RENT:

£1350 per calendar month.

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 **D**

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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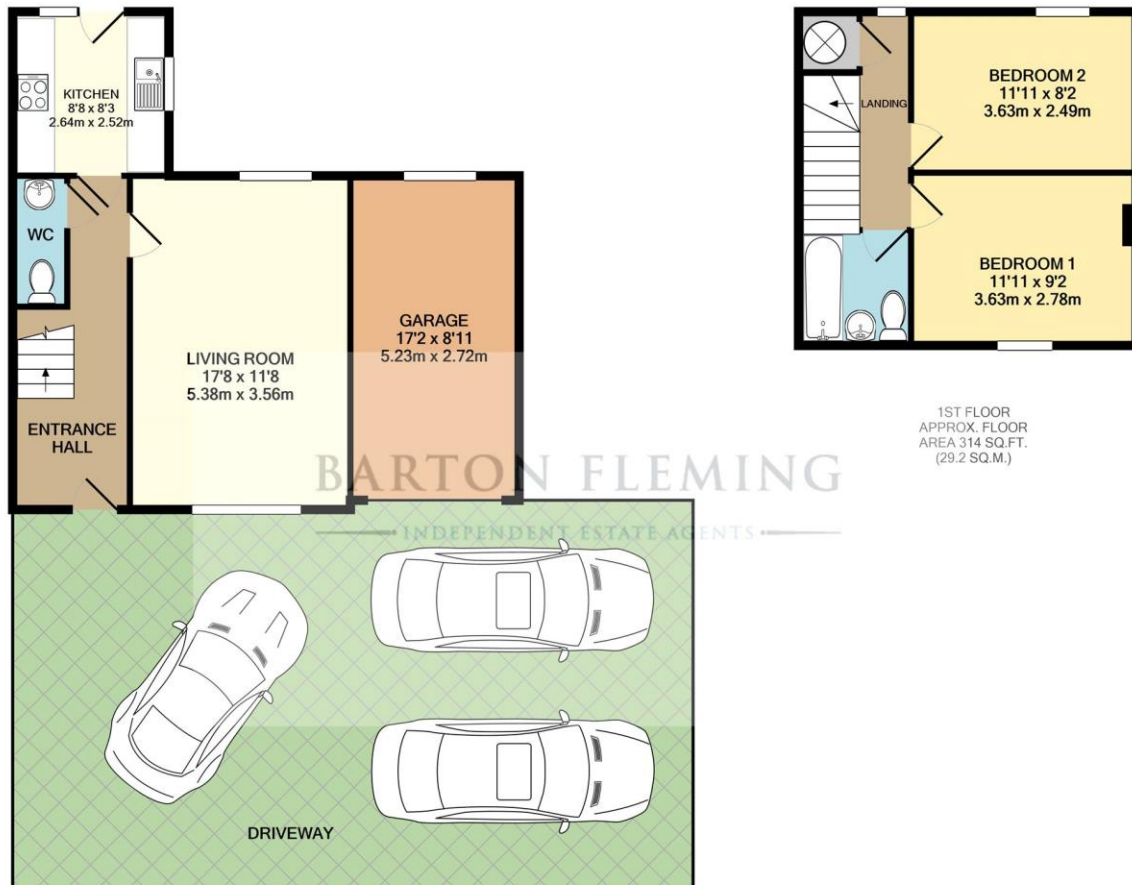
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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
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