

# BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

## To Let



**64 Ravencroft, Bicester,  
Oxfordshire OX26 6YQ**

**No Smokers  
No Sharers**

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E-mail: [lettings@bartonfleming.co.uk](mailto:lettings@bartonfleming.co.uk)

62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 241616

**64 Ravencroft, Bicester, Oxfordshire OX26 6YQ**



## **A Three Bedroom Detached House Garage and Enclosed Rear Garden**

**TO LET**

**£ 1,800 PCM**

- ❖ Entrance Hall and Re-fitted Cloakroom/WC
- ❖ Living Room with Gas Fire
- ❖ Dining Room with Double doors to rear Gardens
- ❖ Re-fitted Kitchen and Side Entrance
- ❖ Landing and Three Bedrooms
- ❖ Re-fitted Bathroom with new shower
- ❖ New Floor coverings to stairs, landing and Bedrooms
- ❖ New Double glazed Windows

**VIEWING  
APPOINTMENT:**

**DAY:**

**TIME:**

**Telephone 241616**

**COVERED ENTRANCE PORCH**

Outside light, New composite double glazed front door to:

**ENTRANCE HALL: 7'1 x 3'6**

Coving, textured ceiling, radiator, alarm control box, panic alarm button, black and cream coloured quarry tiled floor, stairs, door to living room, door to;

**RE-FITTED CLOAKROOM/WC: 5'3 x 2'8**

Front aspect leaded light opaque double glazed window, PVC consumer unit, new wash hand basin, new closed couple WC, black and cream coloured quarry tiled floor.

**LIVING ROOM: 15'9 x 12'2**

Front aspect leaded light double glazed window, two radiators, gas coal effect fire with polished stone insets and hearth and wooden surround and mantel, laminate wood flooring, 2 x light fittings with dimmer switches, 2x TV points, 2x Telephone points.

**DINING ROOM: 9'3 x 9'9**

uPVC double glazed double doors to rear garden, radiator, coved and textured ceiling, telephone point, dimmer switch, laminate wood flooring, door to:

**RE-FITTED KITCHEN: 12'9 x 10'4**

2 x Rear aspect leaded light double glazed windows, side aspect leaded light glazed panel door, coved and textured ceiling, re-fitted with a range of White gloss base and eye level units and drawers, wood effect laminate work surfaces, new single drainer stainless steel sink unit with mixer tap, new gas hob, built in eye level double electric oven, 'Hotpoint' washing machine and 'Bosch' dishwasher, kick panels, built-in understairs storage cupboard with shelves.

**LANDING: 5'10 x 6'8**

Side aspect leaded light double glazed window, access to loft space, coved and textured ceiling

**RE-FITTED BATHROOM: 6'1 x 8'8**

Side aspect leaded light PVC double glazed window, coved and textured ceiling, radiator, tiling to walls around bath, window sill and wash hand basin areas, twin grip panel bath with mixer tap and New 'Triton' electric shower over close couple WC, pedestal wash hand basin with cupboards beneath, built-in airing cupboard with hot water cylinder and immersion heater and central heating controls, wood effect new laminate floor covering, medicine cabinet and shaving light.

**BEDROOM ONE: 10'11 max 10'5 min x 13'6 to wardrobes**

2 x Front aspect leaded light double glazed windows, coved and textured ceiling, radiator, built-in over stairs cupboard, built in double and single wardrobes, telephone point, TV point.

**BEDROOM TWO: 11'3 max 10'5 min x 8'7**

Rear aspect double glazed window, coved and textured ceiling, radiator, wall mounted Air vac circulator, TV point.

**BEDROOM THREE: 8'10 x 9'8**

Front aspect leaded light double glazed window with sliding secondary panels, coved and textured ceiling, radiator, telephone point.

**FRONT GARDEN: refer to photograph****REAR GARDEN: refer to photograph**

Side gate.

**GARAGE: 16'11 x 8'5**

Light and power, roll top work surfaces and shelves, driveway parking for two cars side by side.



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Front



Covered Porch



Entrance Hall



Re-fitted Cloakroom/WC



Living Room



Living Room



Dining Room



Dining Room

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## 241616



Re-fitted Kitchen



Re-fitted Kitchen



Oven Detail



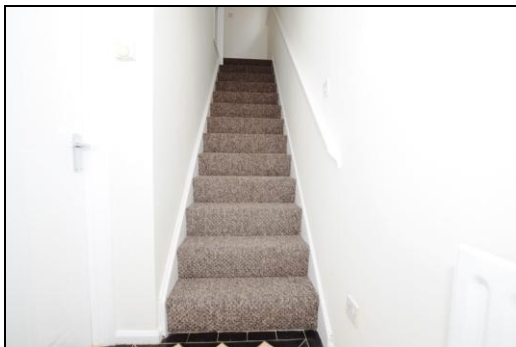
Sink Detail



Hob Detail



Side Passage to Rear Garden and Garage



Stairs



Landing



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Bedroom One



Bedroom One



Bedroom Two



Bedroom Three



Re-fitted Bathroom



Shower Detail



Rear Garden



Rear Elevation

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## 241616



### Street, Area & Town Maps.

The Red circle in the centre of each map marks the exact location of the property.



Langford shops has a Tesco Express with an ATM cash machine, a Pharmacy, a Hairdresser's and a Chinese Takeaway. Alongside the shops is the Nightingale Public House and behind that lies the Medical Practice and Community Hall. All are located central to the estate next to the school.

### Material Property Information

Council Tax Band **D** / Amount **£2464.00**

Rental Asking Price **£1800**

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 to 4**

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**

### AVAILABLE:

**End Of February**

### RENT:

**£1800.00** per calendar month.

### RENTAL DEPOSIT

**£2076.92**(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

**Council tax band D**

**To Make an offer to rent the property**

Please send an e-mail to:

E-mail: [lettings@bartonfleming.co.uk](mailto: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**

**Required Tenancy Start date**

**Length of tenancy required**

**We will then put your offer to rent the property forward to the landlord.**

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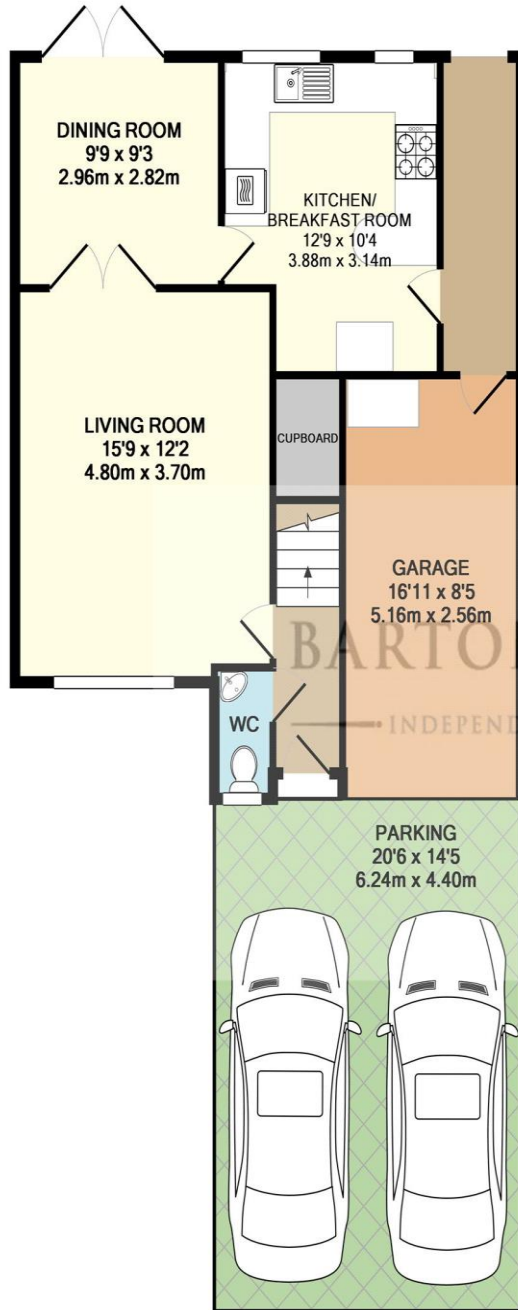
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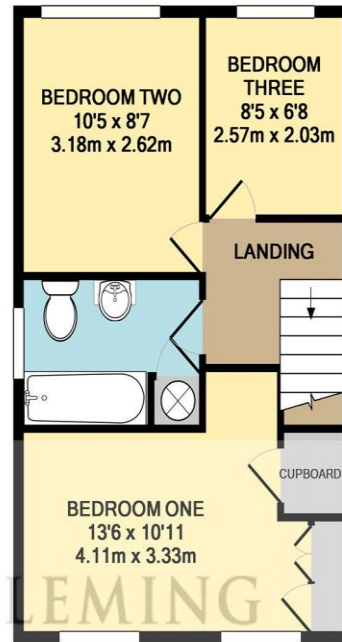
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GROUND FLOOR



1ST FLOOR

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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