

# BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

## To Let



**18 Fircroft, Bicester, Oxon OX26 3XX**

**EXCLUSIONS:**  
**No Pets**  
**No Smokers**  
**No Sharers**  
**No Benefit Recipients**

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Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [lettings@bartonfleming.co.uk](mailto:lettings@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

**241616**

## 18 Fircroft, Bicester, Oxon OX26 3XX



**A Completely re-furbished one bedroom terrace house.**

**TO LET**

**£ 1000.00 PCM**

- ❖ Sloping Porch
- ❖ Entrance lobby with under-stairs storage
- ❖ Re-Fitted Kitchen open plan to:
- ❖ Living Room with 'Karndean' Flooring
- ❖ Landing, Airing Cupboard with Boiler
- ❖ Re-fitted Shower Room
- ❖ PVC Double Glazing and Central Heating fitted 1 year ago
- ❖ Allocated Tandem Parking
- ❖ Local Amenities
- ❖ Walking distance of Bicester North Station

VIEWING AP-  
POINTMENT:

DAY:

TIME:

Telephone 241616

### **Ground Floor:**

#### **SLOPING PORCH**

Interlocking concrete tile rood with wooden supports, gas and electric meter boxes, opaque uPVC double glazed front door to;

#### **ENTRANCE PORCH: 2'8 x 6'2**

Electric consumer unit with rcd switches, telephone point, central heating timer controls, glazed panel door to:

#### **KITCHEN: 9'10 x 10'9 (under stairs)**

uPVC double glazed window to front aspect, Artex ceiling, re-fitted kitchen with a range of base and eye level units with cream paneled door and drawer fronts with stainless steel bar handles, roll top granite style work surfaces incorporating breakfast bar to living room, cream coloured metro tiled splash backs, single drainer sink unit with mixer tap, Beko washing machine, Beko Electric cooker, carbon filter extractor hood, Blomberg under counter fridge, ceramic tiled floor, under stairs storage area

#### **LIVING ROOM: 11'0 x 10'9**

uPVC double glazed sliding patio doors to rear garden, Artex ceiling, radiator, 'Karndean' Wood effect floor covering.

### **First Floor**

#### **LANDING: 9'3 x 2'8**

uPVC double glazed window to front aspect, Artex ceiling, built-in cupboard housing 'Ideal Logik+' Gas Central heating boiler.

#### **BEDROOM ONE: 11'5 x 10'8**

uPVC double glazed window to rear aspect, Artex ceiling, radiator, Carpet.

#### **SHOWER ROOM/WC: 9'0 x 4'5**

Opaque uPVC double glazed window to front aspect, plain plastered ceiling, chrome towel radiator, Re-fitted suite comprising, close couple WC, pedestal wash hand basin with mixer tap, corner shower cubicle and enclosure with built-in shower, new ceramic tiling to WC, shower and wash hand basin areas, wood effect vinyl floor covering.

### **Outside**

#### **GARDENS**

Refer to photograph





Front



Entrance



Kitchen



Kitchen



Sink Detail



Cooker detail



Living Room



Living Room

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Stairs and landing



Bedroom



Bedroom



Shower Room



Shower Room



Tandem Parking Spaces



Rear patio and garden



Rear Elevation

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### **Material Property Information**

Council Tax Band B / Amount £1770.23

Rental Asking Price £1000

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..... Allocated

No of Parking Spaces ..... 1

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

### **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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### Street, Area & Town Maps.

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

### Available:

**Date 11<sup>th</sup> November 2024**

### Rent:

**£1000.00** per calendar month.

### Rental Deposit:

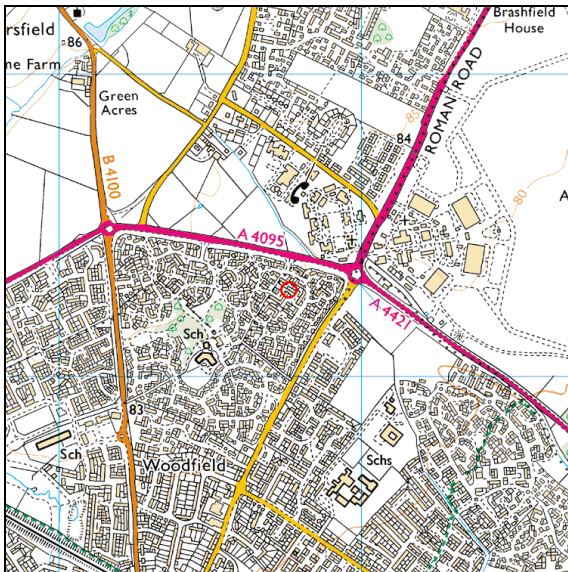
**£1153.85** (Equal to five weeks rent.)

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:

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

The council tax band is **B**



### To Make an offer to rent the property

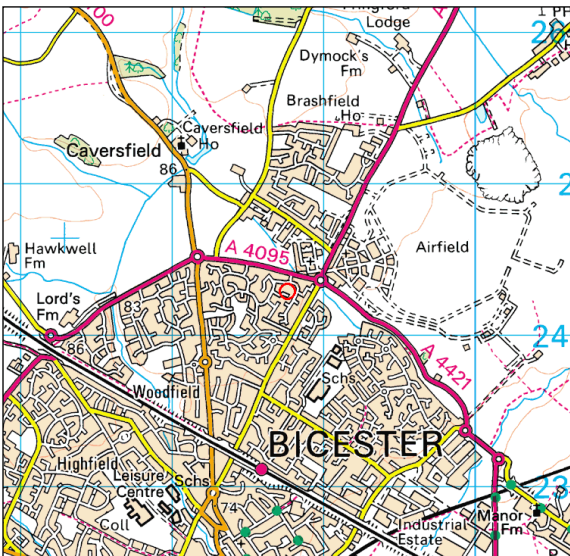
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E-mail: [lettings@bartonfleming.co.uk](mailto:lettings@bartonfleming.co.uk)

Including :

- Full names of all adult occupants
- Emails and telephone numbers for all tenants
- Occupations of all tenants
- Gross annual salaries for all tenants 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.



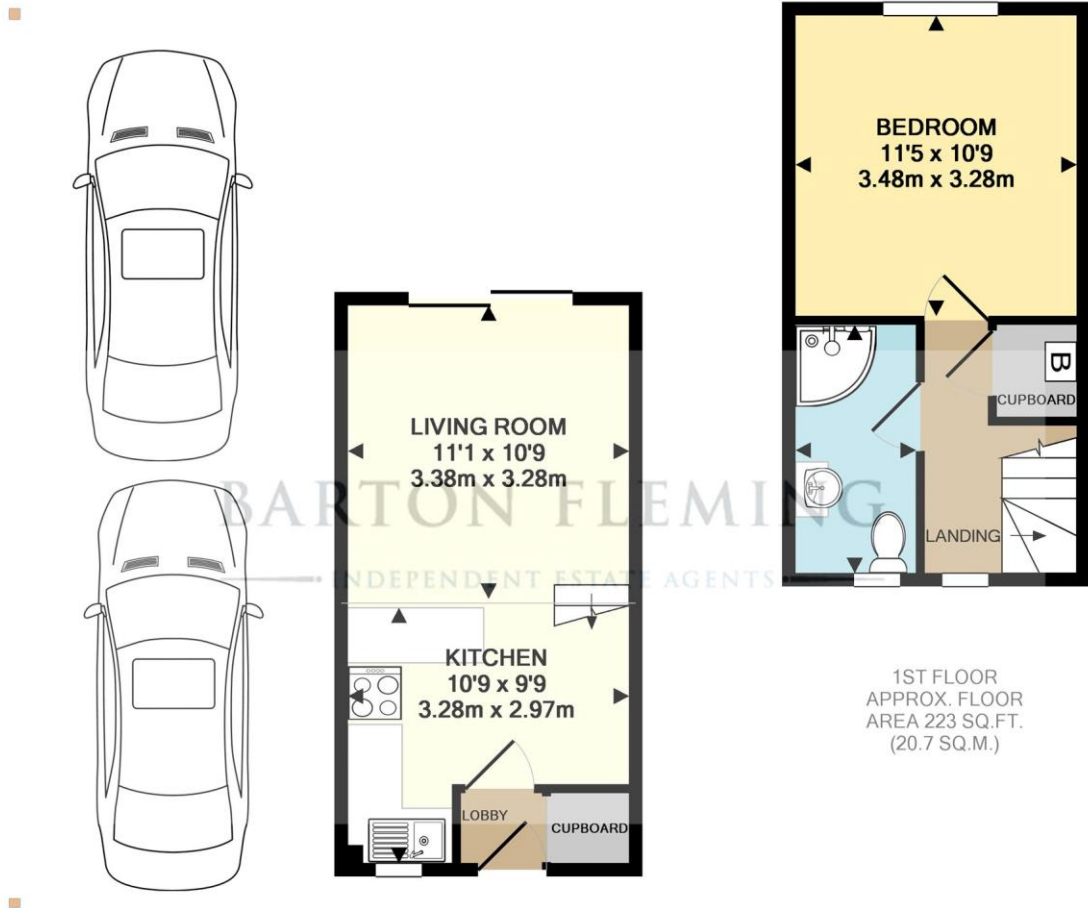
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GROUND FLOOR  
APPROX. FLOOR  
AREA 223 SQ.FT.  
(20.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 447 SQ.FT. (41.5 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

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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.