

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



4 Home Farm Close, Ambrosden, Oxfordshire. OX25 2NP

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Web: www.bartonfleming.co.uk

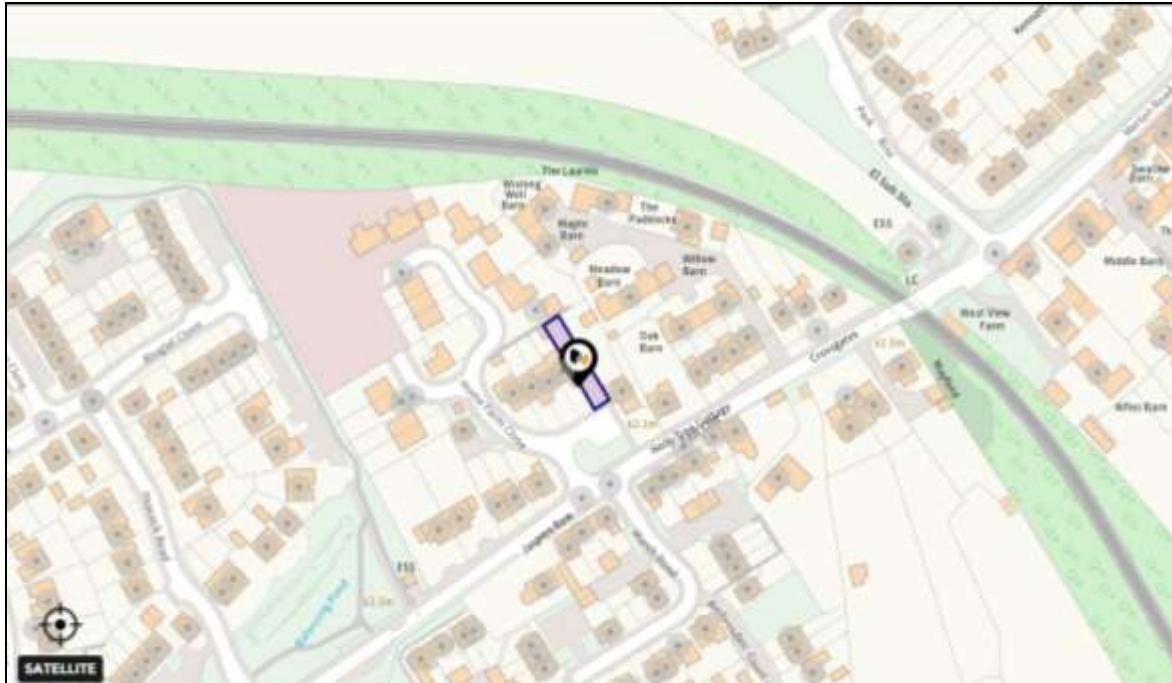
E-mail: info@bartonfleming.co.uk

62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

4 Home Farm Close, Ambrosden, Oxfordshire. OX25 2NP



A Three Bedroom End of Terrace House with Cloakroom, Kitchen Breakfast Room, Lounge Diner, Shower Room, Front and Rear Gardens and Off-Road Parking for Two Cars in Tandem

FREEHOLD

£ 340,000

- ❖ Porch and Entrance Hall
- ❖ Cloakroom
- ❖ Remainder of Garage
- ❖ Kitchen Breakfast Room
- ❖ Lounge Diner
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Shower Room
- ❖ Good Sized Front and Rear Gardens
- ❖ Driveway Parking for Two Cars in Tandem

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Key Facts for Buyers:

EPC: Rating of D (65).

Council Tax: Band C

Approx. £2,190 per annum.

Ground Floor:

Glazed front door to:

PORCH: 9'11 x 3' and store

PVC front access window, store containing gas meter, part-glazed PVC front door to:

ENTRANCE HALL:

Plain plaster ceiling, coving, laminate flooring, central heating cupboard, understairs cupboard, staircase.

CLOAKROOM: 7'6 x 2'11

Plain plaster ceiling, vinyl flooring, dual flush close coupled WC, wash hand basin with cupboard under, door to store, plain plaster ceiling, half glazed PVC door to remainder of garage.

REMAINDER OF GARAGE: 7'5 x 6'8

Electric roller shutter door.

KITCHEN BREAKFAST ROOM: 12'5 x 8'7

Front aspect PVC window to porch, plain plaster ceiling, vinyl flooring. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, 450mm base unit, 1000mm corner base unit with 450mm door, 600mm base unit, 610mm space for slot-in gas cooker, 600mm drawers, 700mm space for appliance, 1000mm corner base unit with 500mm door, 1000mm undersink base unit with two 500mm doors, 1½ bowl stainless steel sink, 400mm shelved based unit, space for table and chairs.

LOUNGE DINER: 19'11 x 10'11

Rear aspect glazed PVC door to conservatory and 7ft wide adjacent picture window, rear aspect PVC window, plain plaster ceiling, downlighting, coving, laminate flooring, fireplace in stone, TV point, central heating thermostat.

CONSERVATORY: 11'10 x 5'11

Side aspect PVC glazed door, PVC window sections, polycarbonate sloping roof.

First Floor:

LANDING:

Access to loft space (*drop down ladder, part-boarded*), airing cupboard.

SHOWER ROOM : 8'11 x 6'6

Front aspect window, wall mounted fan heater, vinyl flooring, 1650mm x 690mm shower enclosure with "Triton T80z" electric shower, dual flush close coupled WC, wash hand basin with cupboard under, light/shaver socket.

BEDROOM ONE: 11'11 plus built-in wardrobe x 10'7

Rear aspect PVC window, plain plaster ceiling, coving, laminate flooring, built-in wardrobe.

BEDROOM TWO: 10'7 x 9'0 plus built-in wardrobe

Front aspect PVC window, plain plaster ceiling, coving, built-in wardrobe.

BEDROOM THREE: 9'1 x 8'11

Rear aspect PVC window, plain plaster ceiling, built-in 2-door wardrobe.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Rear gate.

PARKING:

Off-road parking for two cars in tandem. On-street public parking in bay opposite.

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Front



Porch



Cloakroom and Entrance Hall



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Lounge Diner



Lounge Diner

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Lounge Diner



Lounge Diner



Shower Room



Shower Room



Bedroom One



Bedroom One



Conservatory



Rear Garden

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Rear Garden



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Space for Notes

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