

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**8 Goldfinch Close, New Langford,
Bicester, Oxfordshire. OX26 6TZ**

A pretty two bedroom plus en-suite, semi-detached with the kitchen diner across the back, 40ft South-South-West garden, garage with light and power plus driveway parking. An End-of-Chain clean example tucked away in a quiet private cul-de-sac.

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

8 Goldfinch Close, New Langford, Bicester, Oxon. OX26 6TZ



Offered End-of-Chain, A Two Bedroom Semi-Detached House with Living Room, Kitchen Diner, Bathroom and En-Suite, Rear Garden, Garage and Driveway Parking for One Car.

FREEHOLD

£ 315,000

- ❖ Pitched Open Porch
- ❖ Entrance Hall
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Landing
- ❖ Two Bedroom
- ❖ Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Garage and Driveway Parking
- ❖ Close to Local Amenities

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

Key Facts for Buyers:

EPC: Rating of C (74).
Council Tax: Band C
Approx. £2,296 per annum.

Ground Floor:

PITCHED OPEN PORCH:

Outside ground level gas meter box, outside electricity meter box, outside courtesy light, part-glazed security door to:

ENTRANCE HALL:

Downlighting, laminate flooring, radiator, BT master socket, staircase.

LIVING ROOM: 14'9 x 10'5

Front aspect PVC window, two radiators, laminate flooring, TV point, broadband hub (FTTP), painted wooden mantle, marble hearth and surround, electric fire, dimmer switch, central heating thermostat.

KITCHEN DINER: 13'6 x 8'9

Rear aspect PVC French doors, rear aspect PVC window, downlighting, understairs cupboard enclosing RCD/MCB metal electricity consumer unit, radiator, vinyl flooring, telephone extension, hard wired ISDN box. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, 700mm space for upright fridge freezer, 860mm x 860mm corner base unit with two 300mm doors, stainless steel and glass double cavity fan oven/oven grill, 4-ring ceramic gas hob, pull out extract hood, space for slimline dishwasher, 1000mm undersink corner base unit with 500mm door, 1½ bowl composite sink, space for washing machine, 500mm cutlery and pan drawers.

First Floor:

LANDING:

Side aspect PVC window, access to loft space, airing cupboard enclosing "Ideal Logic Max Combi C30" boiler.

BATHROOM: 6'3 x 6'2

Rear aspect PVC window, extractor fan, vinyl flooring, radiator, panel enclosed bath, mixer tap shower attachment, tiled surrounds, pedestal wash hand basin, close coupled WC, half tiled walls.

BEDROOM ONE: 11'7 x 10'5

Front aspect PVC window, built-in 2-door wardrobe, TV point, radiator.

EN-SUITE: 5'2 x 4'10

Front aspect PVC window, extractor fan, radiator, vinyl flooring, 740mm x 740mm shower enclosure, thermostatic shower, sliding head support, close coupled WC, pedestal wash hand basin.

BEDROOM TWO: 9'10 x 7'1

Rear aspect PVC window, radiator, built-in 2-door wardrobe, TV point.

Outside:

FRONT GARDEN: refer to photograph

Block paved, approx. 14' x 9'

REAR GARDEN: refer to photographs

245° West-South-West facing, side aspect gate, outside tap.

GARAGE:

Up and over door, light and power, steel racking, RCD consumer unit, eaves storage. Driveway parking for one car.

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Front



Entrance Hall



Living Room



Living Room



Living Room



Kitchen Diner



Kitchen Diner



Kitchen Diner

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Landing



Bedroom One



Bedroom One



Bedroom One



En-Suite to Bedroom One



Bedroom Two



Bedroom Two

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Bathroom



Rear Garden



Rear Garden



Rear Garden



Garage and Driveway Parking

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

Space for Notes

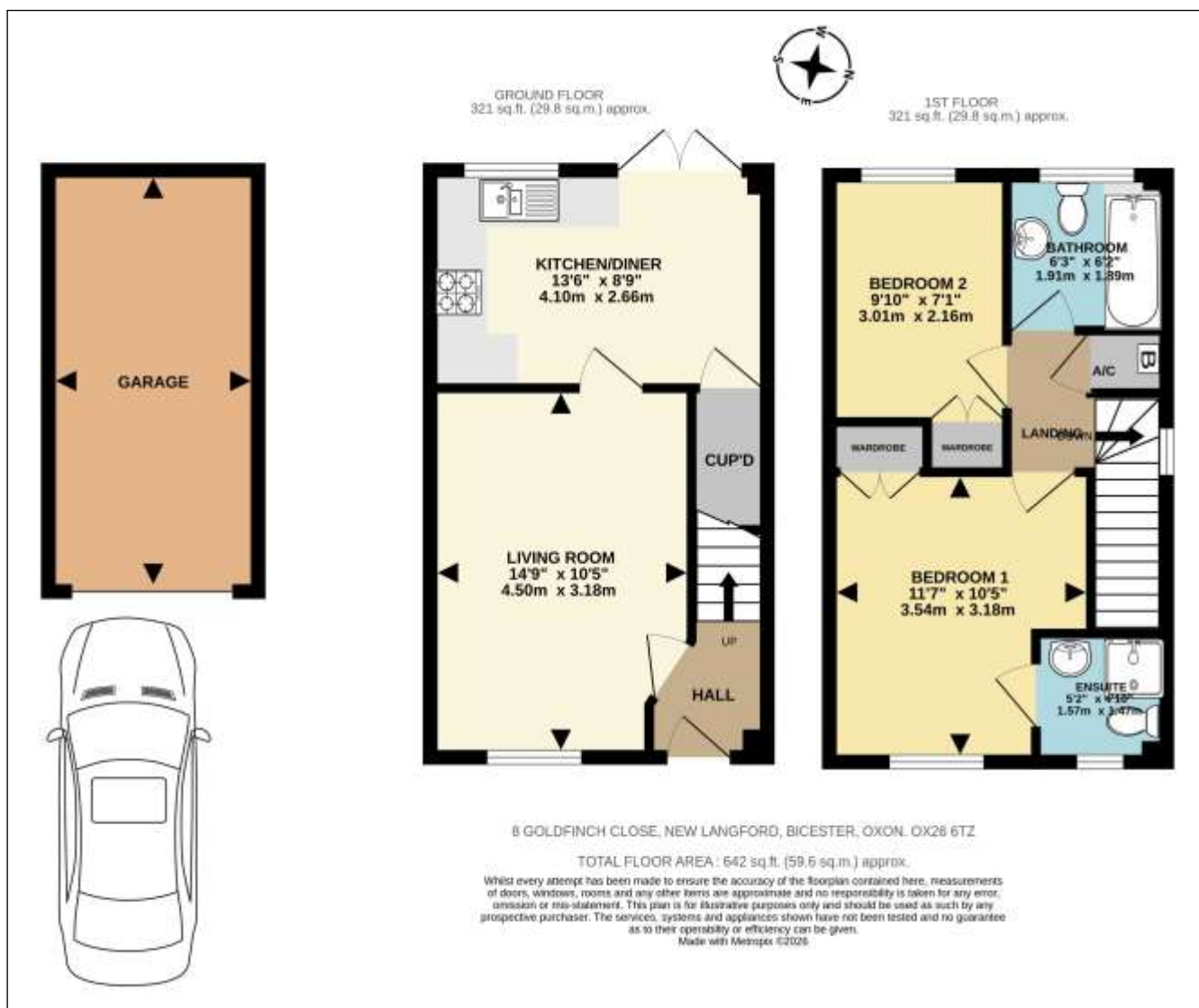
BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



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. Land Registry Plans are provided as guidance only and while LRP documents are generated from what is registered at the point at when the plans are downloaded for use in these particulars they are not guaranteed to represent the property title at any given moment. Buyers should satisfy themselves through their solicitor as to the accuracy of the land registration at any given moment.