

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

To Let



**5 CHURCH LANE
BICESTER
OXON
OX26 6AR**

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

5 CHURCH LANE, BICESTER, OXON OX26 6AR



A TWO BEDROOM END OF TERRACE HOUSE IN BICESTER TOWN CENTRE

TO LET

£ 1300.00 PCM

- ❖ Town Centre Location
- ❖ Living Room with Ornamental Fireplace
- ❖ Kitchen with Gas Hob Double Oven and Fridge Freezer
- ❖ Landing with cupboards and Washing Machine
- ❖ Bedroom 2 with built-in understairs cupboard
- ❖ Bathroom/WC with Shower Bath, WC and Wash Basin
- ❖ 2nd Floor Bedroom 1
- ❖ Enclosed Rear Yard
- ❖ Permit Parking available to purchase via Cherwell DC

VIEWING AP-
POINTMENT:

DAY:

TIME:

Telephone 241616

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Ground Floor:

LIVING ROOM (IRREGULAR SHAPED ROOM): 11'2 X 12'11 TO FIREPLACE

Double glazed sash window to front aspect with 5 frosted panes, radiator, fitted eye level cupboard housing gas meter, open ornamental fireplace with tiled hearth, cast iron grate and back plate, laminate wood floor, brick floor to foot of staircase, Narrow staircase to first floor, latch and brace door to:

KITCHEN (IRREGULAR SHAPED ROOM) 11'4 X 7'10.

Window to rear aspect, glazed panel door to rear aspect with cat flap, fitted with a range of base and eye level units with cream coloured door and drawer fronts with vertical stainless steel handles, butchers block work surface, white enamel 1 ½ bowl sink unit with mixer tap, stainless steel gas hob with stainless steel carbon filter extractor hood, built in 'Diplomat' Electric Oven, 'Fridgemaster' Fridge Freezer, ceramic tiled floor.

First Floor

LANDING: 9'5 x 5'5

Radiator, 2 x built-in cupboards with latch and brace doors, 'Innex automatic washing machine, white painted staircase to second floor bedroom 1

BEDROOM TWO: 8'2 x 10'7

Double glazed sash window to front aspect, radiator, built-in understairs storage cupboard, telephone point, stripped wood floor boards

BATHROOM: 7'11 x 7'3

Opaque glazed window to rear aspect, part tiled walls, towel radiator, pedestal wash hand basin, close couple WC, paneled shower bath with mixer tap and shower attachment with both rain head and hand held shower heads and flexible hoses, stripped wood floor boards

Second floor

BEDROOM ONE: 11'9 x 13'9

Double glazed sash window to front aspect, radiator, Access to loft, bannisters and newel posts to stairwell

Outside

REAR YARD:

Enclosed paved rear yard with gated side Access

N.B next door have right of way across the yard to their rear garden

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Front



Entrance



Living Room



Living Room



Living Room



Kitchen



Kitchen



Sink

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Bedroom Two



Bedroom Two



Bedroom One



Bedroom One



Bathroom



Bathroom



Bathroom



Rear Yard

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Material Property Information

Council Tax Band **C** / Amount **£2296 PA**

Rental Asking Price **£1300**

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..... **On Street Permit Parking via Cherwell District Council**

No of Parking Spaces**0**

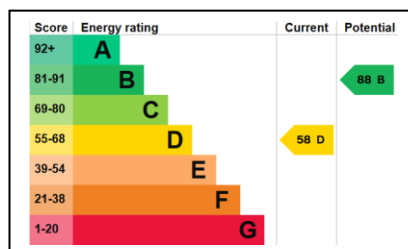
Building safety Any known factors (e.g Radon Gas / Asbestos/ Construction problems ETC **No**

Restrictions /Rights and easements (Any Restrictive covenants and Rights of Way or Easements or Wayleaves on the title..... **Yes, Neighbours have right of way across rear yard**

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**



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AVAILABLE:

Date End of June 2026

RENT:

£1300 per calendar month.

LENGTH OF TENANCY: ASSURED PERIODIC TENANCY

RENTAL DEPOSIT

£1500 (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 **C**

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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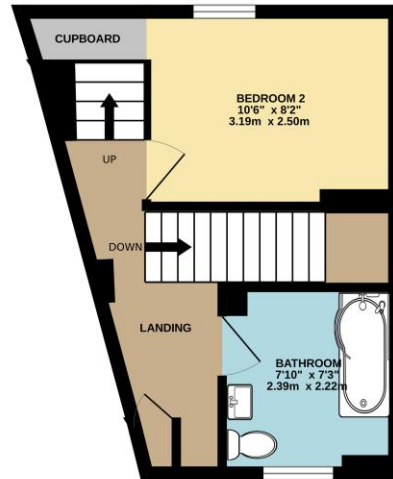
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GROUND FLOOR
246 sq.ft. (22.8 sq.m.) approx.



1ST FLOOR
246 sq.ft. (22.8 sq.m.) approx.



2ND FLOOR
163 sq.ft. (15.1 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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