

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**3 Haricot Vale Road,
Elmsbrook Eco Village,
Caversfield, Bicester
Oxon. OX27 8EP**

A two-bedroom mid-terrace super energy efficient home with a hall which has good storage, cloakroom, kitchen breakfast room, French doors from the lounge-diner to the garden, an en-suite as well as the main bathroom, two parking bays (one with an EV charging point and the conduct laid to take a 2nd EV cable if required).

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

3 Haricot Vale Road, Bicester, Oxfordshire. OX27 8EP



Located on Elmsbrook Eco Village, A Two-Bedroom House with Kitchen- Breakfast Room, Lounge Diner, Cloakroom, Bathroom and En-Suite Shower Room, Front and Rear Gardens plus Parking for Two Cars in Bays with EV Point.

FREEHOLD (with estate fees of about £36 pcm.)

£ 350,000

- ❖ A- Rated Energy Efficient with Solar Panels and Rainwater Harvesting
- ❖ Entrance Hall
- ❖ Kitchen Breakfast Room
- ❖ Lounge Diner
- ❖ Cloakroom
- ❖ Landing
- ❖ Two Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Parking for Two Cars in Bay with EV Charging Point

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 A (96).

Council Tax: Band C

Approx. £2322.63 per annum.

Estate Fees: Approx £36 pcm.

Metered Community Hot Water.

There is a central community boiler for the estate from which the property receives a metered supply.

Ground Floor:

STORM PORCH:

Outside courtesy light, part glazed security front door to:

ENTRANCE HALL: 10'10 x 6'7 widening to 7'2.

Plain plaster ceiling, radiator, built-in cupboard enclosing internet hub, understairs cupboard, staircase, plant cupboard containing heating unit, central heating thermostat (*for the whole house – not zoned*), “Amtico” flooring.

CLOAKROOM: 7'2 x 3'2.

Plain plaster ceiling, extractor fan, downlighting, “Amtico” flooring, radiator concealed cistern dual flush WC, wall hung wash hand basin.

KITCHEN BREAKFAST ROOM: 13'2 x 9'1 narrowing to 7'6.

Front aspect triple glazed window, plain plaster ceiling, downlighting, “Amtico” flooring. Range of base and eye level units, 1000mm undersink base unit, 1½ bowl stainless steel sink, integrated dishwasher, 1000mm corner base unit with 600mm door, 4-ring ceramic electric hob, fan oven/oven grill, 600mm pan drawers, 900mm corner base unit with 400mm door, integrated fridge, integrated freezer, breakfast bar.

LOUNGE DINER: 16'9 x 11'4 narrowing to 9'8.

Rear aspect triple glazed French doors, rear aspect triple glazed window, plain plaster ceiling, radiator, multi-media point and CAT 6 socket.

First Floor:

LANDING:

Plain plaster ceiling, access to loft space, cupboard enclosing rain capture monitor, second built in cupboard.

BATHROOM: 6'11 x 6'9.

Rear aspect triple glazed windows, plain plaster ceiling, extract vent, downlighting, ceramic tiled floor, chrome heated towel rail, panel enclosed bath with mixer tap shower attachment, sliding head support, screen, wall hung wash hand basin, concealed cistern dual flush WC, mirror.

BEDROOM ONE: 11'0 + built-in wardrobe x 13'2 narrowing to 9'0.

Front aspect triple glazed window, plain plaster ceiling, radiator, wall-to-wall built-in wardrobe, over-stairs bulkhead cupboard, CAT 6 point and multi-media point.

EN-SUITE: 6'7 x 4'5.

Front aspect triple glazed window, plain plaster ceiling, extractor vent, downlighting, ceramic tiled floor and underfloor heating, shower enclosure with thermostatic shower, sliding head support, wall hung wash hand basin, concealed cistern dual flush WC, mirror, shaver socket.

BEDROOM TWO: 11'0 x 9'5.

Front aspect triple glazed window, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Rear aspect gate, patio, underground rainwater harvesting tank.

PARKING:

Bay parking for two cars with EV charging point (*conduit laid for second cable*).

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 (outline in Red)



Hall



Boiler unit & Cloakroom



Hall



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room

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



Dining Area of Lounge-Diner



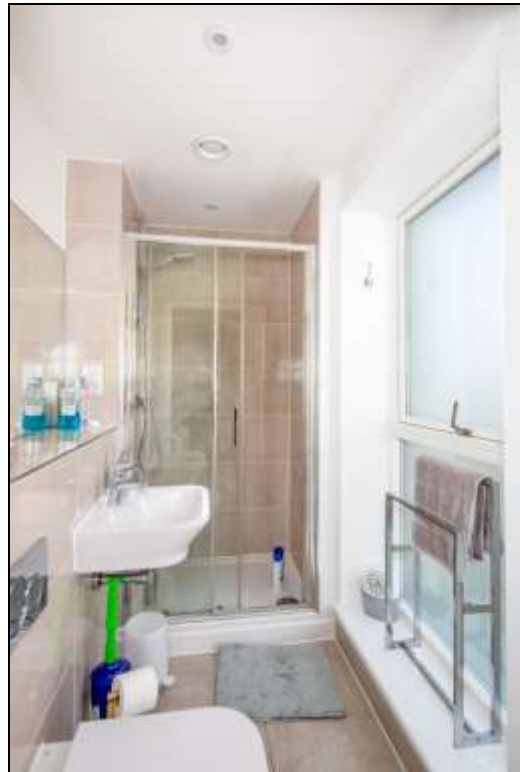
Lounge-Diner



Living Area of Lounge-Diner



Bedroom One & En-Suite



En-Suite



Bedroom One



Bedroom One

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



Bedroom Two



Bedroom Two



Bathroom



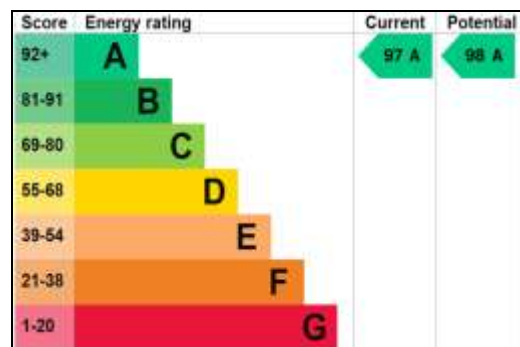
Rear Garden



Rear Garden



Parking for 2 Cars + EV Charging Point



EPC

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

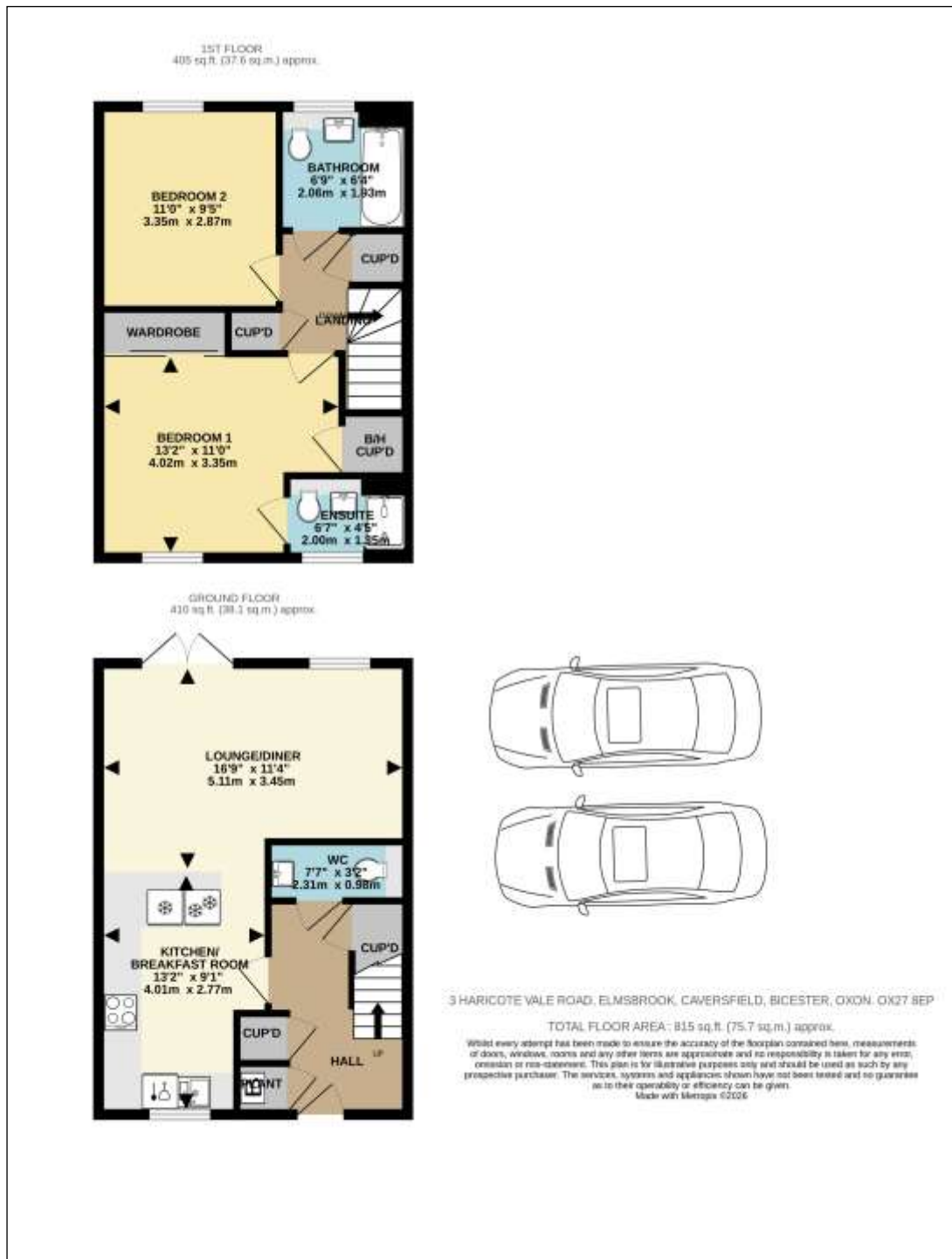
BARTON FLEMING

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 which 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.