

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



6 Rowan Close, Ambrosden, Bicester, Oxfordshire. OX25 2RW

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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

6 Rowan Close, Ambrosden, Bicester, Oxfordshire. OX25 2RW



A Three Bedroom Terraced House with Cloakroom, Kitchen, Lounge Diner, Family Room & Utility Cupboard (converted from the garage), Bathroom and En-Suite, Front and Rear Gardens.

FREEHOLD (with management fees £566.72/year)

£ 330,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Kitchen
- ❖ Lounge Diner
- ❖ Family Room & Utility Cupboard (converted from the garage)
- ❖ Landing
- ❖ Three Bedrooms with Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Parking to Front

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Key Facts for Buyers:

EPC: Rating of C (77).
Council Tax: Band C
Approx. £2,190 per annum.

Ground Floor:

PITCHED OPEN PORCH:

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

ENTRANCE HALL:

Plain plaster ceiling, coving, laminate flooring, central heating thermostat, staircase, radiator, Openreach broadband hub.

CLOAKROOM: 6'1 x 2'10

Front aspect PVC window, plain plaster ceiling, RCD/MCB electricity consumer unit, ceramic tiled floor, dual flush close coupled WC, corner wash hand basin.

KITCHEN: 9'8 x 6'8

Front aspect PVC window, plain plaster ceiling, downlighting, ceramic tiled floor, radiator, wall mounted "Ideal icos" boiler. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds integrated dishwasher, 1200mm corner base unit with 600mm door, 600mm appliance space (*currently shelved*), stainless steel and glass fan oven/grill, stainless steel 4-ring gas hob, tiled splashback, stainless steel extractor hood, 400mm drawers, 800mm corner base unit with 300mm door, 400mm base unit, space for upright fridge freezer.

LOUNGE DINER: 14'11 x 13'10

Rear aspect PVC window, rear aspect PVC French doors, plain plaster ceiling, coving, two radiators, laminate flooring, understairs cupboard, TV point.

FAMILY ROOM: 14'4 x 12'0

Front aspect PVC window, radiator, plain plaster ceiling, coving, laminate flooring.

UTILITY CUPBOARD: 5'9 x 3'9

Plain plaster ceiling, ceramic tiled floor, space for washing machine, space for tumble dryer and vent.

First Floor:

LANDING:

Plain plaster ceiling, access to loft space, coving, airing cupboard.

BATHROOM: 5'8 x 6'5

Rear aspect PVC window, plain plaster ceiling, extractor fan, downlighting, radiator, ceramic tiled floor, panel enclosed bath, mixer tap, shower attachment, fixed head support, dual flush close coupled WC, pedestal wash hand basin, shaver socket.

BEDROOM ONE: 11'6 plus built-in wardrobe x 9'9 plus bulkhead cupboard

Two front aspect PVC windows, plain plaster ceiling, coving, radiator, wall-to-wall wardrobes (*4 doors*).

EN-SUITE: 5'2 x 4'6 widening to 7'2

Plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, half tiled walls, 780mm x 780mm shower enclosure, thermostatic shower, rain head, pedestal wash hand basin, shaver socket, dual flush close coupled WC.

BEDROOM TWO: 16'3 x 8'8

Front and rear aspect PVC windows, plain plaster ceiling, access to loft space, coving, radiator, built-in wardrobe.

BEDROOM THREE: 9'7 x 7'3

Rear aspect PVC window, plain plaster ceiling, coving, radiator.

Outside:

FRONT GARDEN: refer to photograph

Parking and hard standing.

REAR GARDEN: refer to photographs

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Entrance Hall



Cloakroom



Kitchen



Kitchen



Kitchen



Lounge Diner



Lounge Diner



Lounge Diner

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Family Room



Family Room



Landing



Bedroom One



Bedroom One



Bedroom One



En-Suite to Bedroom One



Bedroom Three

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Bedroom Two



Bedroom Two



View from Bedroom Two



Rear Garden



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Rear Garden



EPC



Outlook to Rear over the back fence.



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