

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**26 Poppy Close, Ambrosden, Oxfordshire. OX25 2AJ**

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Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**26 Poppy Close, Ambrosden, Oxfordshire. OX25 2AJ**



**Offered with 50% Shared Ownership, a Two Bedroom End of Terrace House on a Wide Plot with Cloakroom, Kitchen, Lounge Diner, Bathroom, Front and Rear Gardens and Parking for Two Cars in Tandem.**

**LEASEHOLD**

**50% Shared Ownership £ 165,000**

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Kitchen
- ❖ Lounge Diner
- ❖ Landing
- ❖ Bathroom
- ❖ Two Bedrooms
- ❖ Front and Rear Gardens on a Wide Plot
- ❖ Parking for Two Cars in Tandem to Side

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### **Key Facts for Buyers:**

**EPC:** Rating of C (79).  
**Council Tax:** Band C  
Approx. £2,190 per annum.

### **Shared Ownership:**

**Freeholder:** Sanctuary Housing.  
Lease Length: 99 years from 1 July 2015.  
Ground Rent: £458.67 per month including maintenance and rent for remaining share.

### **Ground Floor:**

Part-glazed security front door to:

#### **ENTRANCE HALL: 13'6 x 6'8**

Plain plaster ceiling, RCD/MCB electricity consumer unit, radiator, BT master socket, "Gigaclear" fibre to property broadband hub, click laminate flooring, downstairs zone central heating thermostat.

#### **KITCHEN: 10'2 x 6'11**

Front aspect PVC window, plain plaster ceiling, vinyl flooring, radiator. Range of tall base and eye level units, roll edge laminate worksurfaces, laminate upstands, 200mm tray space, space for washing machine, stainless steel sink, 1200mm corner base unit with 600mm door, 600mm base unit, stainless steel and glass fan oven/grill, 4-ring stainless steel gas hob, stainless steel splashback, stainless steel extractor hood, 600mm drawers, 300mm base unit, 500mm tall unit, space for 600mm wide fridge freezer.

#### **CLOAKROOM: 6'2 x 3'1**

Plain plaster ceiling, extractor fan, radiator, vinyl flooring, dual flush close coupled WC, pedestal wash hand basin.

#### **LIVING ROOM: 13'9 x 12'10 narrowing to 11'10 plus understairs cupboard**

Rear aspect PVC half glazed door, plain plaster ceiling, radiator, click laminate flooring, understairs cupboard, multi-media/power socket.

### **First Floor:**

#### **LANDING:**

Plain plaster ceiling, access to loft space (*drop down ladder, part-boarded*).

#### **BATHROOM: 9'1 x 6'3 including airing cupboard**

Rear aspect PVC window, plain plaster ceiling, vinyl flooring, radiator, airing cupboard enclosing "Alpha" boiler, panel enclosed bath, mixer tap, shower attachment, sliding head support, pedestal wash hand basin, dual flush close coupled WC.

#### **BEDROOM ONE: 13'9 narrowing to 10'1 plus bulkhead cupboard x 10'9 narrowing to 5'5**

Two front aspect PVC windows, plain plaster ceiling, radiator, bulkhead overstairs cupboard, upstairs zone central heating thermostat.

#### **BEDROOM TWO: 15'6 x 7'2 narrowing to 6'9**

Rear aspect PVC window, plain plaster ceiling, radiator.

### **Outside:**

#### **FRONT GARDEN: refer to photograph**

Outside gas and electric meter boxes, tap, BT fibre to property junction box, "Gigaclear" box.

#### **REAR GARDEN: refer to photographs**

Gate, patio, deck.

#### **PARKING:**

Parking for two cars in tandem to the side.

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Entrance Hall



Entrance Hall



Cloakroom



Kitchen



Kitchen



Kitchen



Living Room

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Living Room



Living Room



Bathroom



Bedroom One



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

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Rear Garden



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Rear Garden



Rear Garden



**Space for Notes**

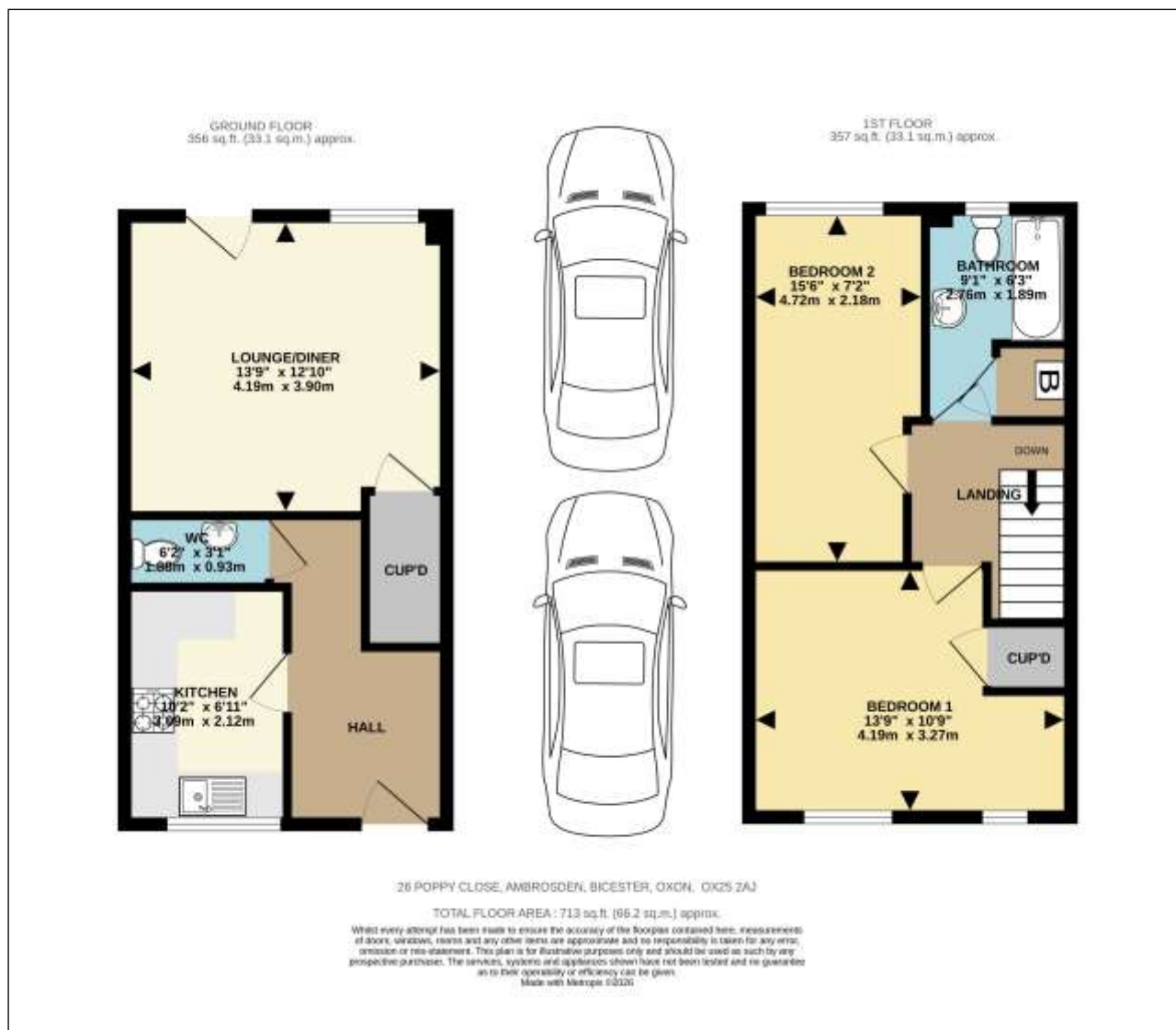
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