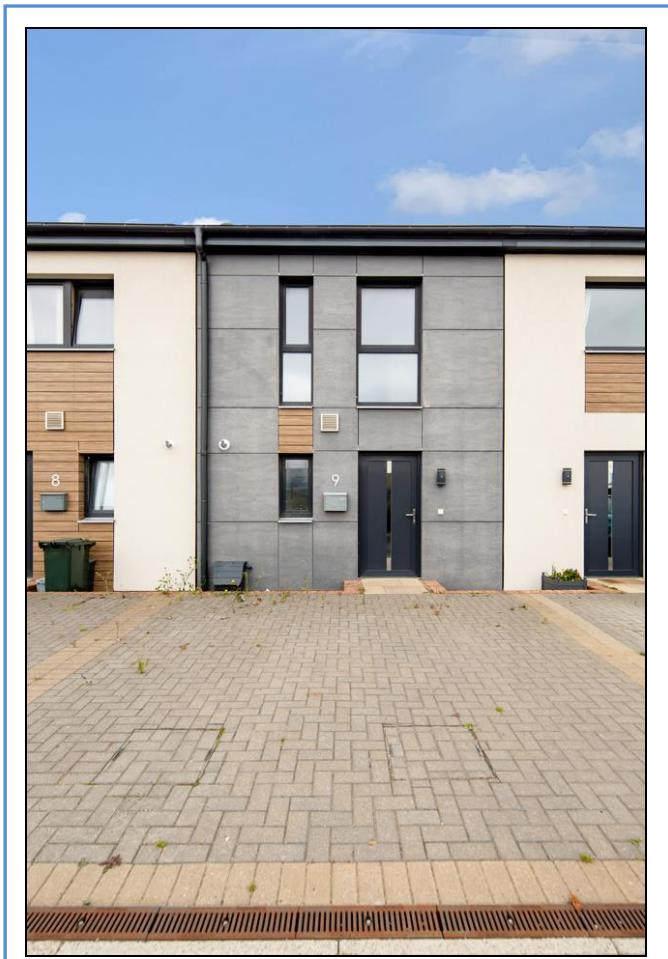


# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**9 Hull Lane, Graven Hill, Ambrosden, Oxfordshire. OX25 2BN**

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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

**9 Hull Lane, Graven Hill, Ambrosden, Oxfordshire. OX25 2BN**



**A Two Bedroom Terraced House with Cloakroom/Plant Room, Kitchen/Dining /Living Area, Bathroom, Rear Garden and Off-Road Parking for Two Cars to the Front**

**FREEHOLD**

**£ 350,000**

- ❖ Entrance Hall
- ❖ Cloakroom/Plant Room with Heat Recovery Unit
- ❖ Kitchen/Dining/Living Area
- ❖ Landing
- ❖ Bathroom
- ❖ Two Bedrooms
- ❖ West Facing Rear Garden
- ❖ Off-Road Parking for Two Cars to the Front
- ❖ Eco Friendly with Triple Glazing to Windows
- ❖ Close to Local Amenities

**VIEWING  
APPOINTMENT:**

DAY:

TIME:

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## Key Facts for Buyers:

**EPC:** Rating of B (83).

**Council Tax:** Band C

Approx. £2,190 per annum.

**Lounge Area (14'2 x 9'10):** Rear aspect 3-pane, triple glazed bi-fold doors, radiator, luxury vinyl flooring, multi-media sockets.

## First Floor:

### **LANDING: 11'3 x 7'5**

Plain plaster ceiling, large loft hatch.

### **BATHROOM: 7'2 x 6'3**

Plain plaster ceiling, downlighting, ceramic tiled floor, half tiled walls, chrome heated towel rail, extractor fan, 900mm x 900mm shower enclosure with thermostatic shower, sliding head support, concealed cistern dual flush WC, wall hung wash hand basin.

### **BEDROOM ONE: 14'1 x 9'10 including two wall-to-wall wardrobes**

Rear aspect triple glazed window and inward opening door to Juliet balcony, plain plaster ceiling, radiator, USB socket, multi-media point, telephone point, his and hers walk-in wardrobe.

### **BEDROOM TWO: 14'1 x 8'3 widening to 12'5**

Front aspect triple glazed windows, plain plaster ceiling, radiator, heat recovery system vent, USB point.

## Outside:

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

Off-road parking for two cars, side-by-side.

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

Gate, patio, outside electric socket, outside light, outside tap.

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Front



Entrance Hall



Boiler and Heat Recovery System



Cloakroom



Kitchen/Dining Area

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Kitchen Area



Kitchen/Dining Area



Lounge Area



Lounge Area



Landing

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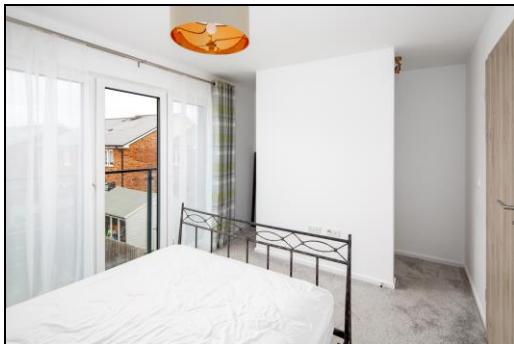
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Bedroom One



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

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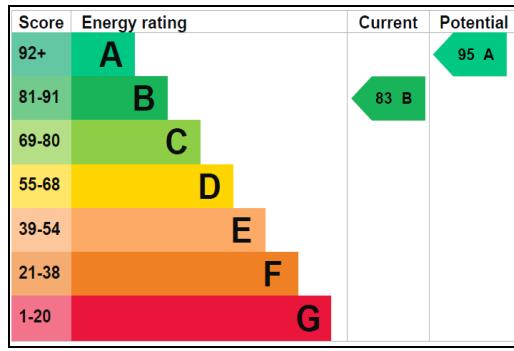
Bathroom



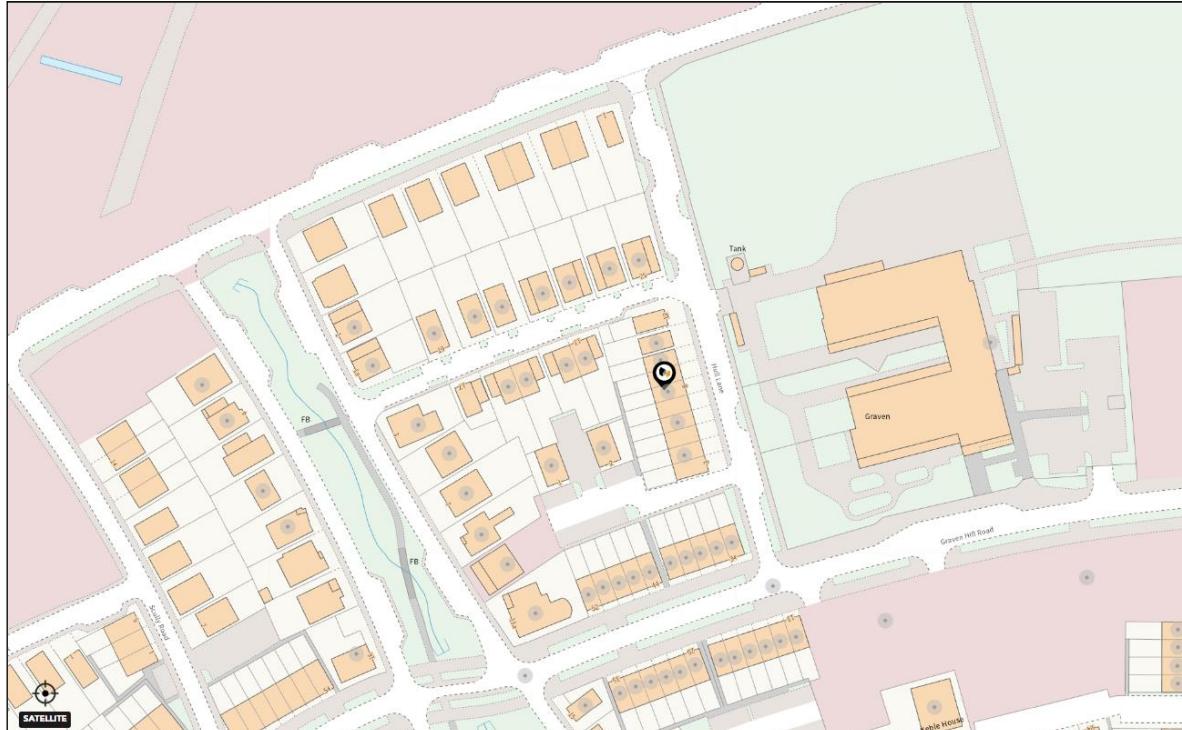
Rear Elevation



Rear Garden



EPC



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