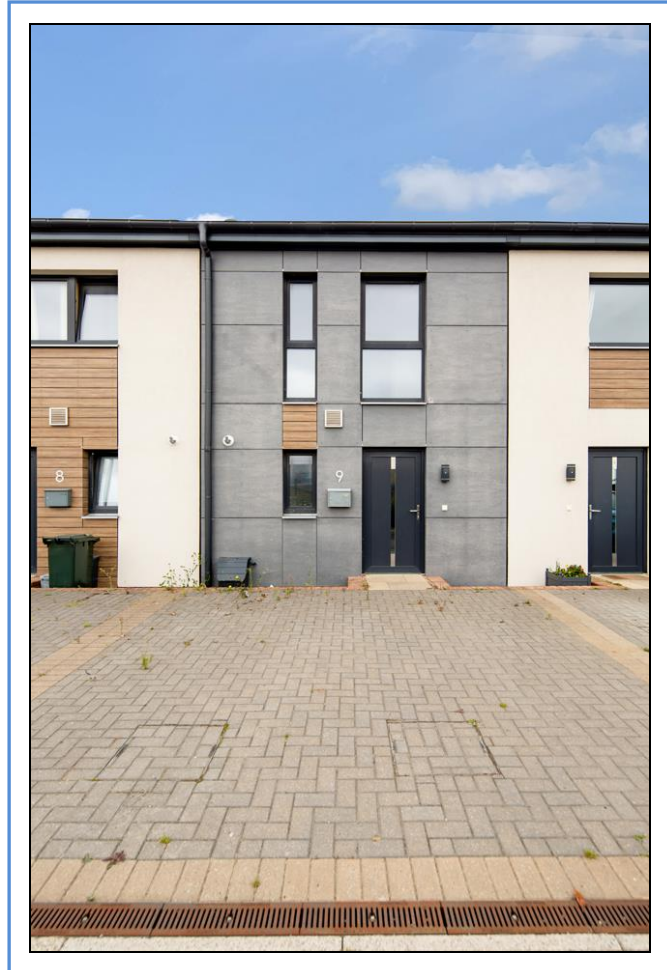


BARTON FLEMING

INDEPENDENT ESTATE AGENTS



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

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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

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.

Ground Floor:

Outside post box, outside courtesy light, part-glazed security front door to:

ENTRANCE HALL:

Plain plaster ceiling, smoke detector, wall-to-wall coats cupboard enclosing RCD/MCB electricity consumer unit (*enclosing electric meter and broadband hub*), open plan to Kitchen/Dining/Living Area.

CLOAKROOM/PLANT ROOM:

Plant Area (6'7 x 3'7): Front aspect triple glazed windows, plain plaster ceiling, heat recovery unit, wall mounted "Vaillant" boiler, heat recovery system vent, ceramic tiled floor, open plan to:

Cloakroom (5'11 x 4'4): Plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, half tiled walls, radiator, concealed cistern dual flush WC, wall hung wash hand basin, shaver socket, central heating thermostat.

KITCHEN/DINING/LOUNGE:

Kitchen/Dining Area (14'2 x 11'3): Plain plaster ceiling, downlighting, heat recovery system vent, solid wooden staircase, radiator. Range of base and eye level units, square edge laminate worksurfaces, laminate upstands, 350mm base unit, stainless steel and glass fan oven/oven grill, 4-ring electric hob, ceramic splashback, stainless steel extractor hood, 800mm corner base unit with 400mm door, 500mm drawers, 450mm integrated dishwasher, 1½ bowl stainless steel sink, 600mm undersink base unit, integrated washer/dryer, integrated fridge freezer (*990mm fridge, 630mm freezer*), open plan to:

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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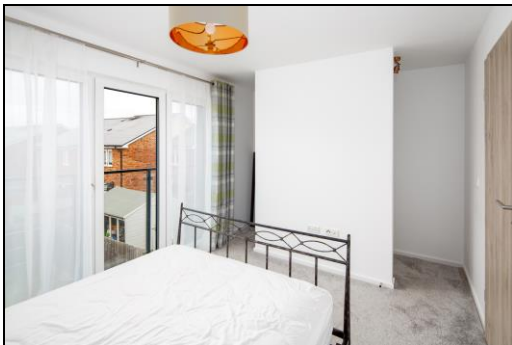
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Bedroom One



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

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Bathroom



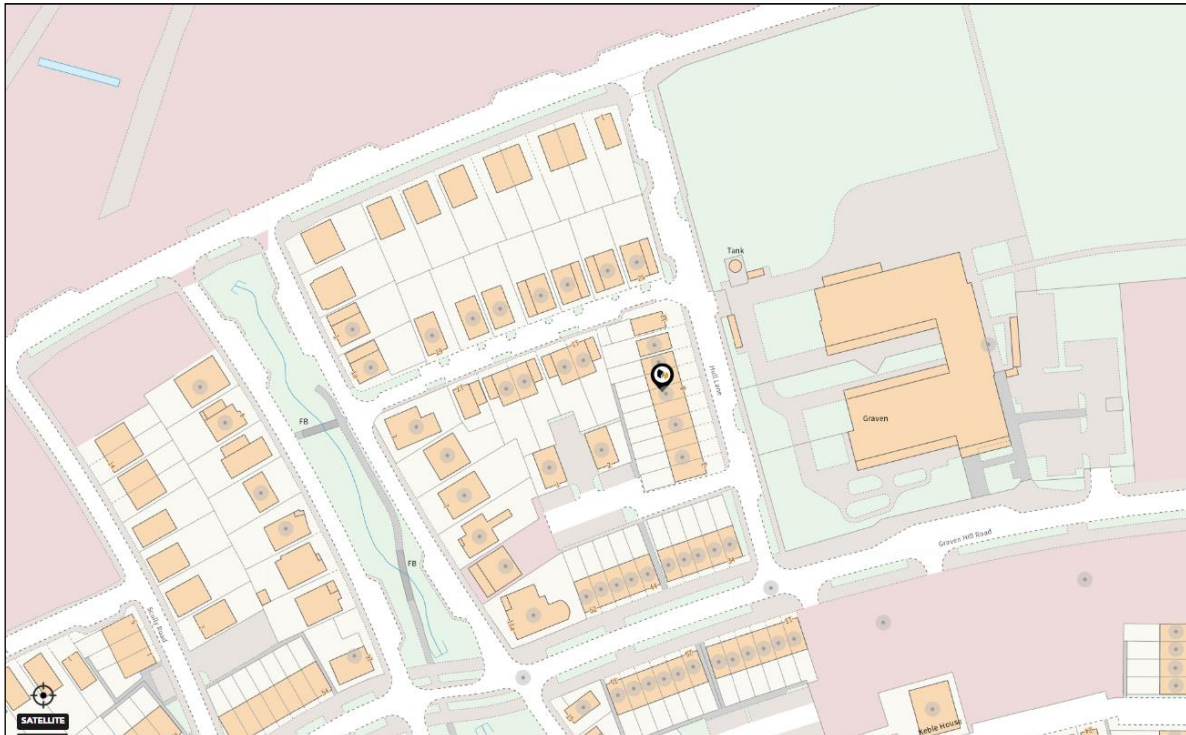
Rear Elevation



Rear Garden

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC



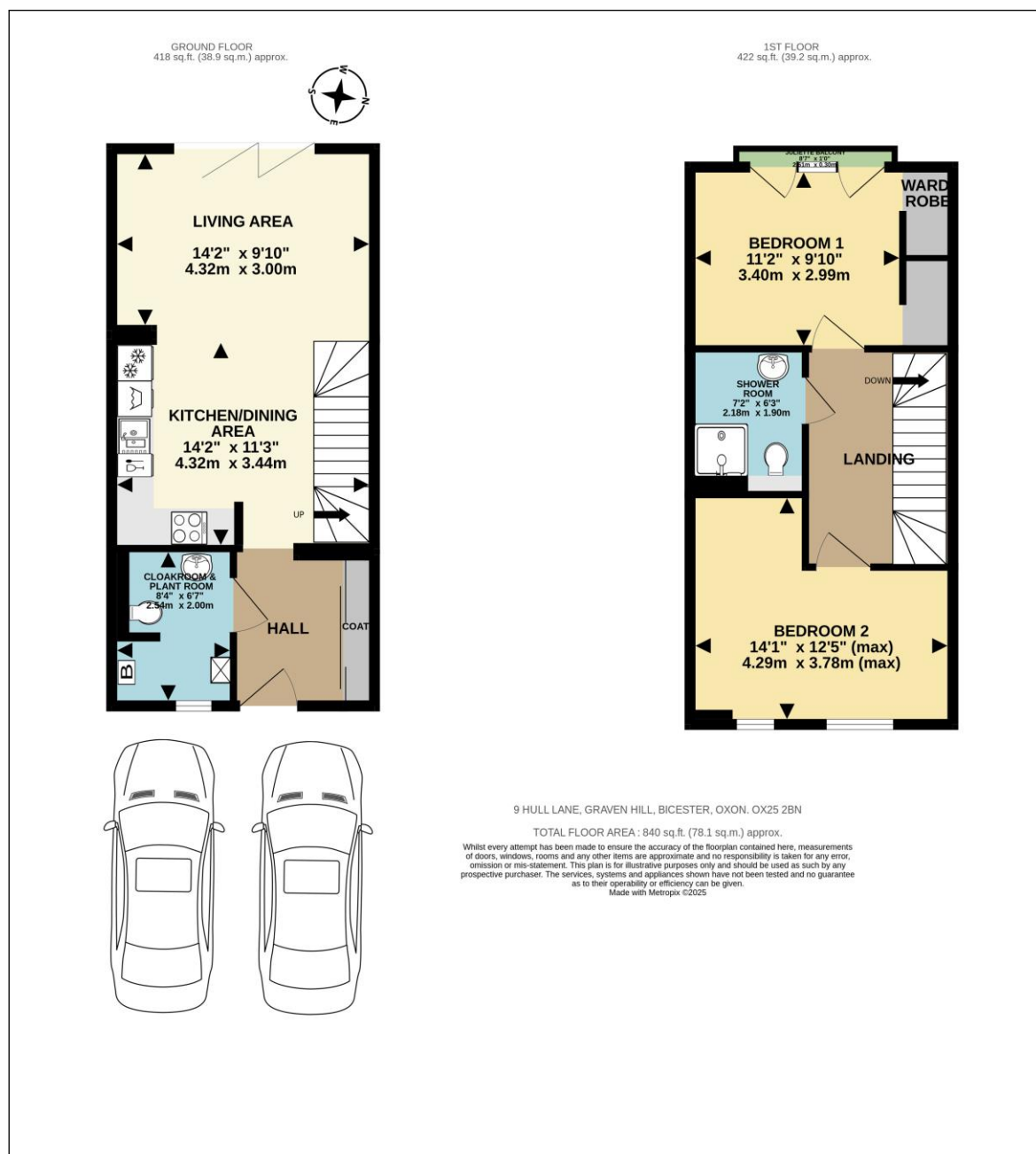
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