

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

To Let



**3 Sycamore Gardens,
Bicester,
Oxon
OX26 3XS**

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Web: www.bartonfleming.co.uk

E-mail: lettings@bartonfleming.co.uk

62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

241616

3 Sycamore Gardens, Bicester, Oxon OX26 3XS



A two bedroom house with driveway parking and garage

TO LET

£ 1350.00 PCM

- ❖ Canopy Porch
- ❖ Entrance Hall
- ❖ Kitchen
- ❖ Living room with door to rear garden
- ❖ Landing
- ❖ Two Bedrooms
- ❖ Bathroom with airing cupboard
- ❖ Enclosed Rear Garden
- ❖ Driveway to single Garage

**VIEWING AP-
POINTMENT:**

DAY:

TIME:

Telephone 241616

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Ground Floor:

CANOPY PORCH

ENTRANCE HALL: 8'5 x 3'6

uPVC Opaque double glazed front door, wall mounted 'Dimplex' electric heater, fitted meter cupboard.

KITCHEN 8'5 x 7'10.

uPVC double glazed window to front aspect, fitted with a range of base and eye level units, roll top work surfaces, single drainer sink unit with mixer tap, tiled splash backs, 'Teba' free standing electric cooker, plumbing for washing machine, vinyl floor tiles.

LIVING ROOM: 15'6 x 11'9

uPVC double glazed window to rear aspect, uPVC double glazed door to rear aspect, night storage heater, brick fire surround, mantel and TV plinth, TV point, Telephone point, stairs to first floor

First Floor

LANDING: 2'11 x 6'0

Access to loft

BEDROOM ONE: 12'3 x 11'9

uPVC double glazed window to rear aspect, night storage heater, stairwell bulkhead.

BEDROOM TWO: 11'8 x 5'7

uPVC double glazed window to front aspect,

BATHROOM: 8'5 x 5'9

Opaque uPVC double glazed window to front aspect, extractor fan, chrome heated towel rail, close couple WC, pedestal wash hand basin, panel bath with mixer tap, mains fed shower mixer, flexible hose to chrome shower head, parking on adjustable pole. Built-in airing cupboard with hot water cylinder and immersion heater.

Outside

GARAGE: 16'3 x 8'2

Metal up and over door to front

GARDENS

Refer to photograph.

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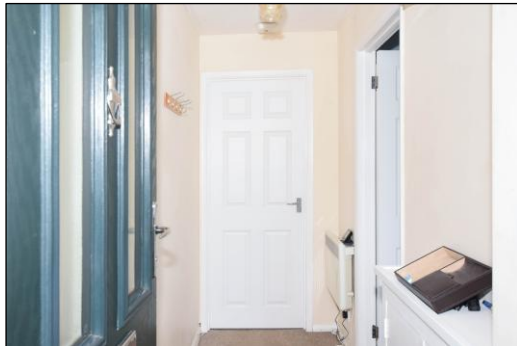
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Front



Entrance Hall



Entrance Hall



Kitchen



Kitchen



Living Room



Living Room



Bedroom One

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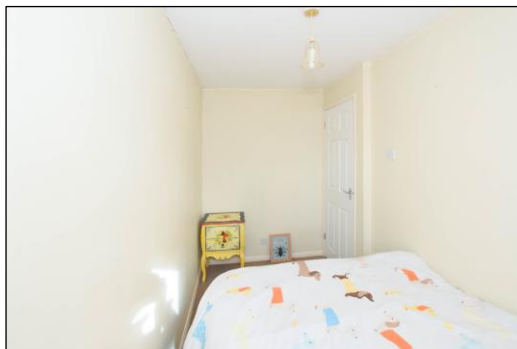
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Bedroom One



Bedroom Two



Bedroom Two



Bathroom



Bathroom



Garden



Rear Elevation

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

EPC

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Material Property Information

Council Tax Band B (7/9) (Cherwell) Amount £1,938.24 (25/26)

Rental Asking Price £1350 pcm

TenureFreehold

Property construction Standard

Mains Electricity supply Yes

Mains Gas Supply No (if no please specify) No Gas.....

Mains Water supply Yes

Mains Sewerage Yes

Heating Type Electric / Night Storage

Broadband Fibre to Cabinet and Copper to House

Parking..... On Street In front of house and in front of separate garage located less than 20 meters away.

No of Parking Spacesmin 2.

Building safety Any known factors - No

Restrictions /Rights and easements (Any Restrictive covenants and Rights of Way or Easements or Wayleaves on the title...Yes - Pathway to rear of the garden has shared access with neighbour.

**Flood risk - has the property been subject to any flooding in the last 5 years
No**

Planning permission – Does the property have any outstanding planning applications No

Accessibility/adaptations - Does the property have any disabled access provisions No but easy access available to front door.

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AVAILABLE:

Date 15th January 2026

RENT:

£1350 per calendar month.

RENTAL DEPOSIT

£1557.69 (Equal to five weeks rent.)

Deposits are held by the Deposit Protection Service which is an independent body set up by the Government specifically designed to protect deposits fairly on behalf of landlord and tenants alike.

COUNCIL TAX BAND

According to <http://cti.voa.gov.uk>

The council tax band is **B**

To Make an offer to rent the property

Please send an e-mail to:

E-mail: lettings@bartonfleming.co.uk

Including :

Full names of all adult occupants

Emails and telephone numbers for all tenants

Occupations of all tenants

Gross annual salaries for all tenants including contracted hours of employment

Details of any children

Details of any pets

Required Tenancy Start date

Length of tenancy required

Any special conditions or requirements

We will then put your offer to rent the property forward to the landlord.

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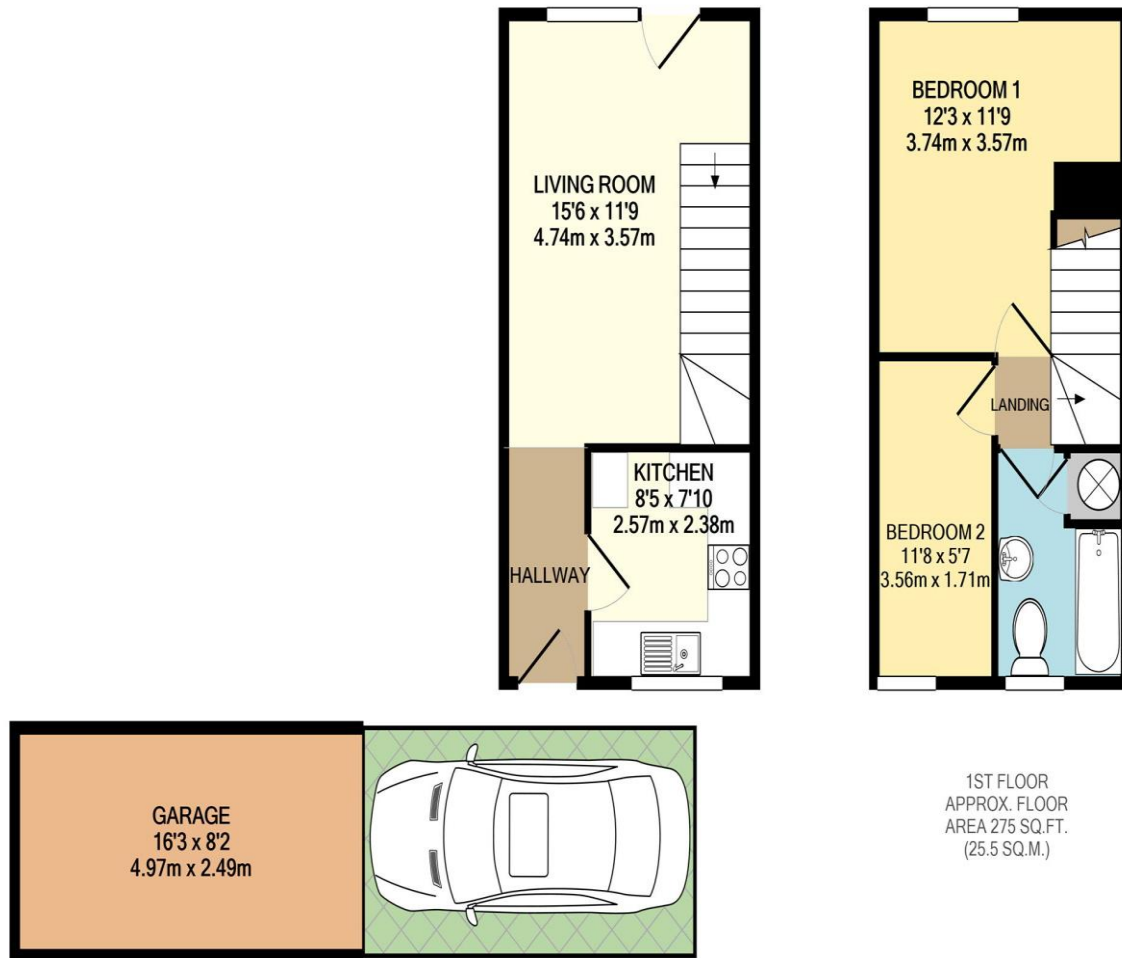
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GROUND FLOOR
APPROX. FLOOR
AREA 414 SQ.FT.
(38.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 689 SQ.FT. (64.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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