

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**10 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

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



A Two Bedroom Terraced House with Cloakroom, Kitchen, Lounge Diner, Bathroom and En-Suite, South-South-East Rear Facing Garden and Off-Road Parking for Two Cars Side-by-Side

FREEHOLD

(with £45.69 per calendar month management fees)

Offers in Excess of: £ 300,000

- ❖ Pitched Open Porch
- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Kitchen
- ❖ Lounge Diner with French Doors to the Garden
- ❖ Landing, Two Double Bedrooms
- ❖ Bathroom and En-Suite
- ❖ South-South-East Facing Rear Garden
- ❖ Off-Road Parking for Two Cars Side-by-Side

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of C (76).
Council Tax: Band B
Approx. £1,916 per annum.

Ground Floor:

PITCHED OPEN PORCH:

Outside gas and electric meter boxes, outside courtesy light, PVC front door to:

ENTRANCE HALL:

Plain plaster ceiling, coving, RCD/MCB electricity consumer unit, radiator, click laminate flooring, central heating thermostat, staircase.

CLOAKROOM: 6'7 x 3'2.

Front aspect PVC window, plain plaster ceiling, radiator, ceramic tiled floor, dual flush close coupled WC, corner wash hand basin.

KITCHEN: 10'0 x 6'8.

Front aspect PVC window, plain plaster ceiling, downlighting, ceramic tiled floor. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, 600mm tall unit with integrated 850mm fridge and 760mm freezer (4 drawers), 400mm base unit, 800mm corner base unit with 300mm door, 500mm drawers, stainless steel and glass fan oven/grill stainless steel 4-ring electric hob, stainless steel extractor hood, "Ideal ICOS" boiler and programmer, integrated washing machine, 1000mm under sink corner base unit with 600mm door, "Blanco" stainless steel 1½ bowl sink, integrated dishwasher.

LOUNGE DINER: 13'1 x 14'6 (max).

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

First Floor:

LANDING:

Plain plaster ceiling, coving, access to loft space (*part boarded*), click laminate flooring.

BATHROOM: 6'9 x 6'7.

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

BEDROOM ONE: 10'1 x 9'5 widening to 10'7 plus airing cupboard and wardrobe.

Front aspect PVC window, plain plaster ceiling, coving, click laminate flooring, bulkhead airing cupboard, built-in wardrobe, TV point, radiator.

EN-SUITE: 5'5 x 4'9.

Front aspect PVC window, plain plaster ceiling, extractor fan, downlighting, radiator, ceramic tiled floor, 750mm x 750mm shower enclosure, fixed monsoon shower head, pedestal wash hand basin, dual flush close couple WC.

BEDROOM TWO: 10'10 plus wardrobe x 7'6.

Rear aspect PVC window, plain plaster ceiling, coving, click laminate flooring, built-in wardrobe, radiator.

Outside:

FRONT PARKING: Refer to photograph. Parking for 2 cars side-by-side

REAR GARDEN: refer to photographs
Rear access gate, 140° magnetic South-East.

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Street Scene



Porch & Hall



Cloakroom



Kitchen



Kitchen



Kitchen



Lounge-Diner



Lounge-Diner

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Dining Area



Bathroom



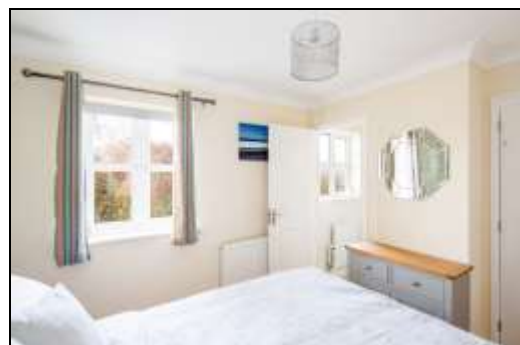
Bedroom One



Bedroom One



Bedroom One



Bedroom One



En-Suite Shower Room



Bedroom Two

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Bedroom Two - wardrobe



Rear Garden



Rear Garden



Rear Elevation

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

E P C

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Legal Notes:

The property is a relatively new build and located within an Ex-Army estate, hence the management fees. Estate management fees of £45.69 are payable monthly to Encore Management Company. The property is not in a conservation area, owned under help-to-buy or shared ownership. The property lies within its original footprint and configuration. The parking bays lie within the title. Expedited Searches are available through ourselves at cost of approximately £575.

Material Information is available on Rightmove as a separate brochure.

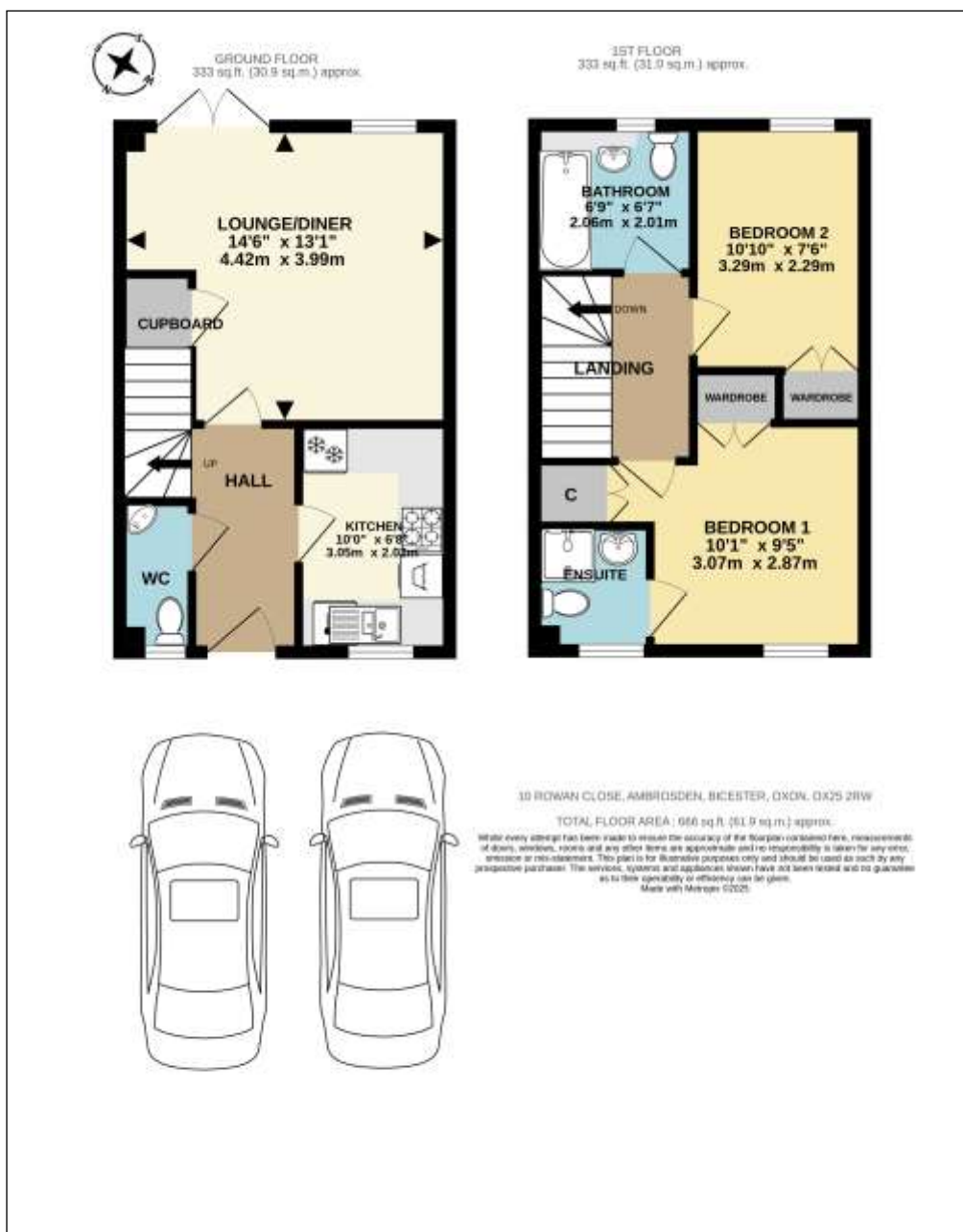
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