BARTON FLEMING

INDEPENDENT ESTATE AGENTS



3 Haricot Vale Road,
Elmsbrook Eco Village,
Caversfield, Bicester
Oxon. OX27 8EP

A two-bedroom mid-terrace super energy efficient home with a hall which has good storage, cloakroom, kitchen breakfast room, French doors from the lounge-diner to the garden, an en-suite as well as the main bathroom, two parking bays (one with an EV charging point and the conduct laid to take a 2nd EV cable if required).

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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

3 Haricot Vale Road, Bicester, Oxfordshire. OX27 8EP



Located on Elmsbrook Eco Village, A Two-Bedroom House with Kitchen- Breakfast Room, Lounge Diner, Cloakroom, Bathroom and En-Suite Shower Room, Front and Rear Gardens plus Parking for Two Cars in Bays with EV Point.

FREEHOLD (with estate fees of about £36 pcm.) **Offers in Excess of: £ 340,000**

- A- Rated Energy Efficient with Solar Panels and Rainwater Harvesting
- Entrance Hall
- Kitchen Breakfast Room
- Lounge Diner
- Cloakroom
- Landing
- Two Bedrooms
- Bathroom and En-Suite
- Front and Rear Gardens
- Parking for Two Cars in Bay with EV Charging Point

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Key Facts for Buyers:

EPC: Rating of A (96).
Council Tax: Band C
Approx. £2322.63 per annum.
Estate Fees: Approx £36 pcm.
Metered Community Hot Water.
There is a central community boiler for the estate from which the property receives a metered supply.

Ground Floor:

STORM PORCH:
Outside courtesy light, part glazed security front door to:

ENTRANCE HALL: 10'10 x 6'7 widening to 7'2.
Plain plaster ceiling, radiator, built-in cupboard enclosing internet hub, understairs cupboard, staircase, plant cupboard containing heating unit, central heating thermostat (*for the whole house – not zoned*), "Amtico" flooring.

CLOAKROOM: 7'2 x 3'2.
Plain plaster ceiling, extractor fan, downlighting, "Amtico" flooring, radiator concealed cistern dual flush WC, wall hung wash hand basin.

KITCHEN BREAKFAST ROOM: 13'2 x 9'1 narrowing to 7'6.
Front aspect triple glazed window, plain plaster ceiling, downlighting, "Amtico" flooring. Range of base and eye level units, 1000mm undersink base unit, 1½ bowl stainless steel sink, integrated dishwasher, 1000mm corner base unit with 600mm door, 4-ring ceramic electric hob, fan oven/oven grill, 600mm pan drawers, 900mm corner base unit with 400mm door, integrated fridge, integrated freezer, breakfast bar.

LOUNGE DINER: 16'9 x 11'4 narrowing to 9'8.
Rear aspect triple glazed French doors, rear aspect triple glazed window, plain plaster ceiling, radiator, multi-media point and CAT 6 socket.

First Floor:

LANDING:
Plain plaster ceiling, access to loft space, cupboard enclosing rain capture monitor, second built in cupboard.

BATHROOM: 6'11 x 6'9.
Rear aspect triple glazed windows, plain plaster ceiling, extract vent, downlighting, ceramic tiled floor, chrome heated towel rail, panel enclosed bath with mixer tap shower attachment, sliding head support, screen, wall hung wash hand basin, concealed cistern dual flush WC, mirror.

BEDROOM ONE: 11'0 + built-in wardrobe x 13'2 narrowing to 9'0.
Front aspect triple glazed window, plain plaster ceiling, radiator, wall-to-wall built-in wardrobe, over-stairs bulkhead cupboard, CAT 6 point and multi-media point.

EN-SUITE: 6'7 x 4'5.
Front aspect triple glazed window, plain plaster ceiling, extractor vent, downlighting, ceramic tiled floor and underfloor heating, shower enclosure with thermostatic shower, sliding head support, wall hung wash hand basin, concealed cistern dual flush WC, mirror, shaver socket.

BEDROOM TWO: 11'0 x 9'5.
Front aspect triple glazed window, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs
Rear aspect gate, patio, underground rainwater harvesting tank.

PARKING:
Bay parking for two cars with EV charging point (*conduit laid for second cable*).

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Front (outline in Red)





Hall





Boiler unit & Cloakroom



Hall



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room

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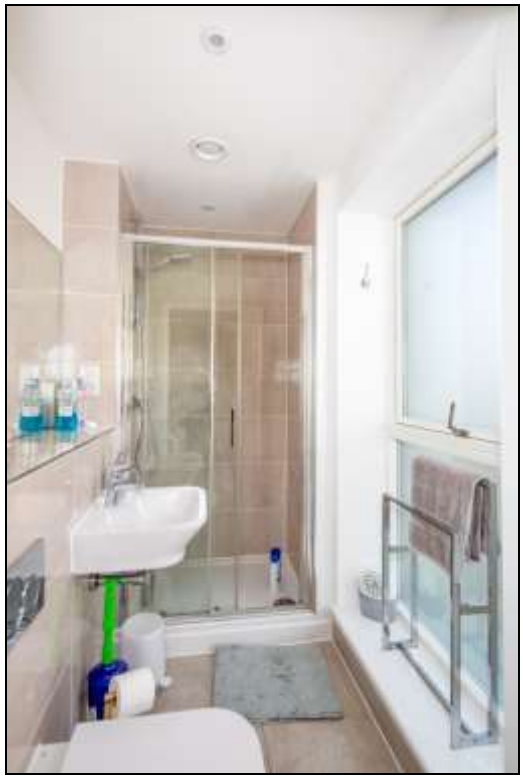
Dining Area of Lounge-Diner



Lounge-Diner



Living Area of Lounge-Diner



En-Suite



Bedroom One & En-Suite



Bedroom One



Bedroom One

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Bedroom Two



Bedroom Two



Bathroom



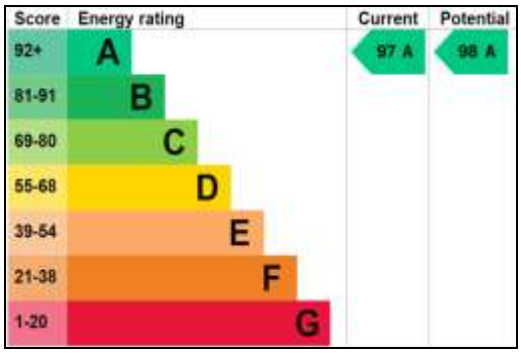
Rear Garden



Rear Garden



Parking for 2 Cars + EV Charging Point



EPC

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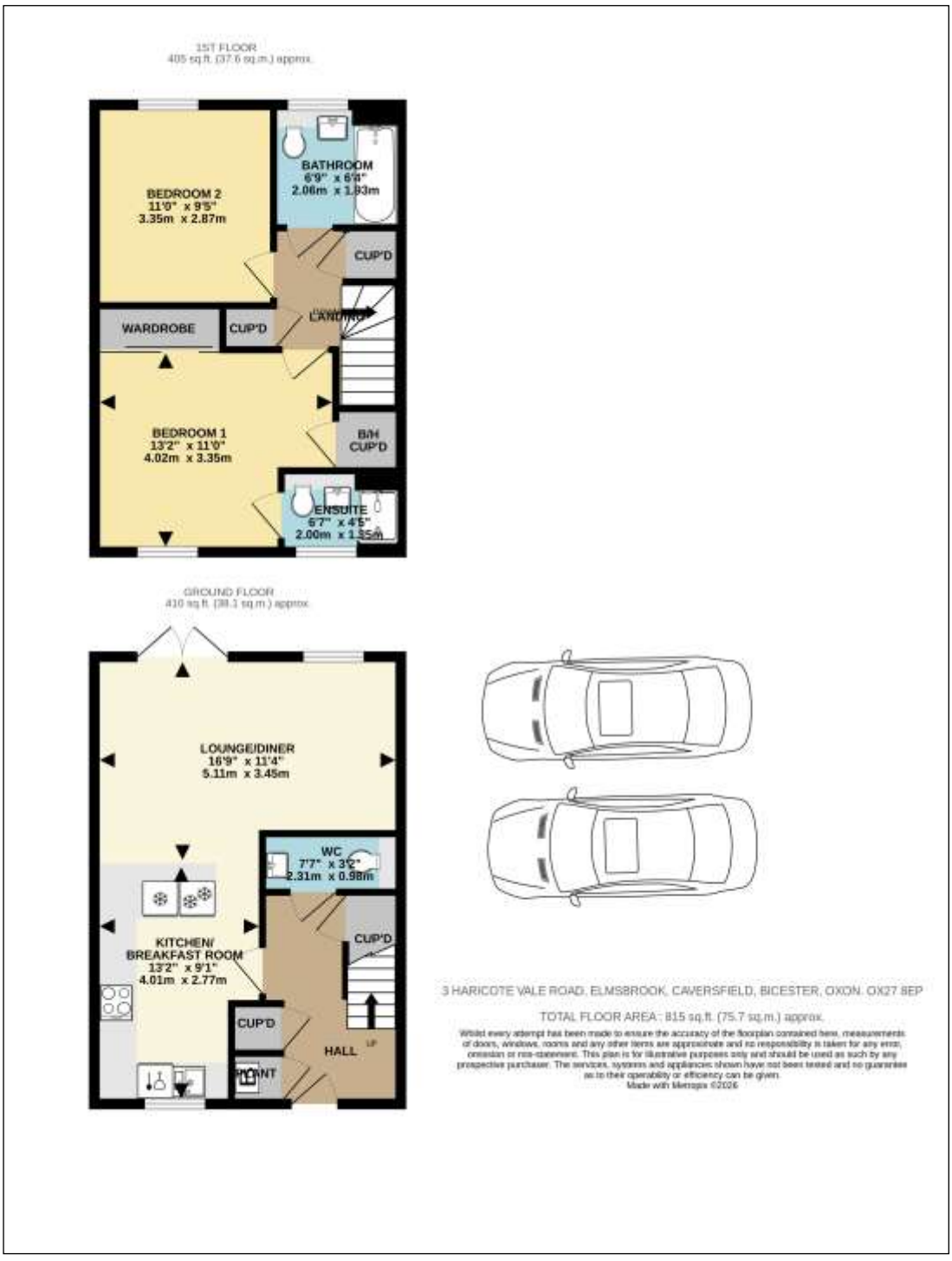
Space for Notes

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