

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



10 Vervain Close, Bure Place, Bicester, Oxfordshire. OX26 3SR

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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 Vervain Close, Bure Place, Bicester, Oxfordshire. OX26 3SR



A Three Bedroom Terraced House with Cloakroom, Living Room, Kitchen Diner, Bathroom and En-Suite, Front and Rear Gardens and Garage in Block with Driveway in Front.

FREEHOLD

£ 365,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Garage in Block with Parking in Front
- ❖ Close to Local Amenities

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Key Facts for Buyers:

EPC: On Order
Council Tax: Band C
Approx. £2,190 per annum.

Ground Floor:

Ramped pathway, outside courtesy light, part-glazed security front door to:

ENTRANCE HALL:

Plain plaster ceiling, coving, radiator, staircase, click laminate flooring.

CLOAKROOM:

Front aspect PVC window, plain plaster ceiling, RCD/MCB electricity consumer unit, radiator, click laminate flooring, corner pedestal wash hand basin, close coupled WC.

LIVING ROOM: 15'2 x 14'9

Front aspect PVC window, plain plaster ceiling, coving, two radiators, digital thermostat, telephone point, TV and satellite connection.

KITCHEN DINER: 14'9 x 10'2

Rear aspect PVC window, PVC French doors to the garden, plain plaster ceiling, click laminate flooring, space for table and chairs. Range of base and eye level units, roll edge laminate worktops, tiled surrounds, peninsula breakfast bar, space for washing machine, space for dishwasher, 1200mm corner base unit with 600mm door and drawer, 600mm base unit with drawer, 1½ bowl stainless steel sink, double cavity stainless steel and glass fan oven/oven grill, 4-ring ceramic electric hob, 1200mm corner base unit with 600mm door and drawer, 600mm base unit with drawer, space for 600mm wide upright fridge freezer, 600mm wide tall unit.

First Floor:

LANDING:

Plain plaster ceiling, loft hatch.

BATHROOM:

Plain plaster ceiling, downlighting, extractor fan, "Karndean" flooring, chrome heated towel rail, bath with mixer tap, thermostatic shower over, sliding head support, screen, dual flush close coupled WC, wash hand basin with fitted cupboard under, illuminated mirror with shaver socket.

BEDROOM ONE: 11'10 x 10'0

Front aspect PVC window, plain plaster ceiling, coving, radiator, TV point, built-in double wardrobe, airing cupboard enclosing replacement "Worcester" boiler (*estimated install October 2018*).

EN-SUITE: 6'5 x 5'5

Front aspect PVC window, plain plaster ceiling, downlighting, "Karndean" flooring, chrome heated towel rail, shower enclosure with thermostatic shower, sliding head support, basin with fitted cupboard and drawer under, dual flush close coupled WC.

BEDROOM TWO: 10'6 x 8'1

Rear aspect PVC window, plain plaster ceiling, radiator, TV point.

BEDROOM THREE: 9'2 (max) x 6'6

Rear aspect PVC window, plain plaster ceiling, radiator, TV point.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

South-West facing, rear gate leading to garage, outside tap.

GARAGE IN BLOCK:

Up and over door, light and power, eaves storage, driveway parking.

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Front



Hall & Cloakroom



Living Room



Living Room



Living Room



Living Room



Kitchen Diner



Kitchen Diner

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Kitchen Diner



Kitchen Diner



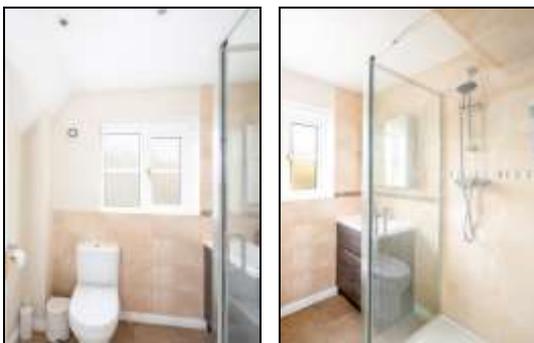
Bathroom



Bedroom One



Bedroom One



En-Suite



Bedroom One

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Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Rear Garden



Rear Garden



Rear Garden



Garage in Block (with power)

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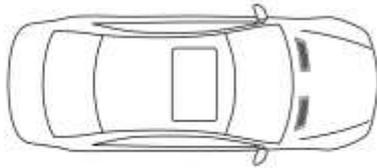
Space for Notes

BARTON FLEMING

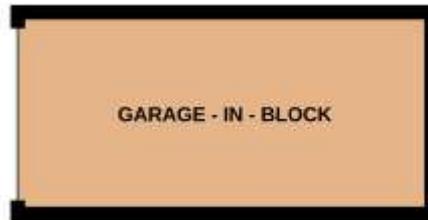
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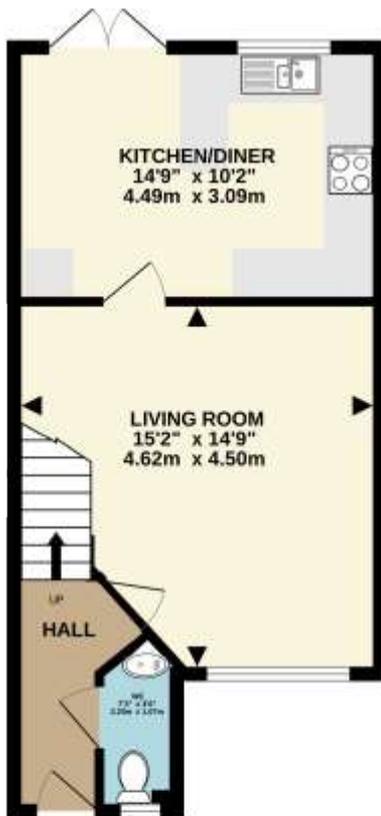
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GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



10 VERVAIN CLOSE, BURE PARK, BICESTER, OXON.OX26 3SR

TOTAL FLOOR AREA: 826 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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