

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



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

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

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



A Three Bedroom Terraced House with Cloakroom, Kitchen, Lounge Diner, Family Room & Utility Cupboard (converted from the garage), Bathroom and En-Suite, Front and Rear Gardens.

FREEHOLD (with management fees £566.72/year)

£ 350,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Kitchen
- ❖ Lounge Diner
- ❖ Family Room & Utility Cupboard (converted from the garage)
- ❖ Landing
- ❖ Three Bedrooms with Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Parking to Front

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

Key Facts for Buyers:

EPC: Rating of C (77).
Council Tax: Band C
Approx. £2,190 per annum.

Ground Floor:

PITCHED OPEN PORCH:

Outside courtesy light, ground level gas meter box, outside electric meter box, part glazed security front door to:

ENTRANCE HALL:

Plain plaster ceiling, coving, laminate flooring, central heating thermostat, staircase, radiator, Openreach broadband hub.

CLOAKROOM: 6'1 x 2'10

Front aspect PVC window, plain plaster ceiling, RCD/MCB electricity consumer unit, ceramic tiled floor, dual flush close coupled WC, corner wash hand basin.

KITCHEN: 9'8 x 6'8

Front aspect PVC window, plain plaster ceiling, downlighting, ceramic tiled floor, radiator, wall mounted "Ideal icos" boiler. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds integrated dishwasher, 1200mm corner base unit with 600mm door, 600mm appliance space (*currently shelved*), stainless steel and glass fan oven/grill, stainless steel 4-ring gas hob, tiled splashback, stainless steel extractor hood, 400mm drawers, 800mm corner base unit with 300mm door, 400mm base unit, space for upright fridge freezer.

LOUNGE DINER: 14'11 x 13'10

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

FAMILY ROOM: 14'4 x 12'0

Front aspect PVC window, radiator, plain plaster ceiling, coving, laminate flooring.

UTILITY CUPBOARD: 5'9 x 3'9

Plain plaster ceiling, ceramic tiled floor, space for washing machine, space for tumble dryer and vent.

First Floor:

LANDING:

Plain plaster ceiling, access to loft space, coving, airing cupboard.

BATHROOM: 5'8 x 6'5

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

BEDROOM ONE: 11'6 plus built-in wardrobe x 9'9 plus bulkhead cupboard

Two front aspect PVC windows, plain plaster ceiling, coving, radiator, wall-to-wall wardrobes (*4 doors*).

EN-SUITE: 5'2 x 4'6 widening to 7'2

Plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, half tiled walls, 780mm x 780mm shower enclosure, thermostatic shower, rain head, pedestal wash hand basin, shaver socket, dual flush close coupled WC.

BEDROOM TWO: 16'3 x 8'8

Front and rear aspect PVC windows, plain plaster ceiling, access to loft space, coving, radiator, built-in wardrobe.

BEDROOM THREE: 9'7 x 7'3

Rear aspect PVC window, plain plaster ceiling, coving, radiator.

Outside:

FRONT GARDEN: refer to photograph

Parking and hard standing.

REAR GARDEN: refer to photographs

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Entrance Hall



Cloakroom



Kitchen



Kitchen



Lounge Diner

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Lounge Diner



Lounge Diner



Family Room



Bathroom



Bedroom One



Bedroom One



Bedroom One



En-Suite to Bedroom One

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Bedroom Two



Bedroom Two



Bedroom Three



Rear Garden



BARTON FLEMING

INDEPENDENT ESTATE AGENTS

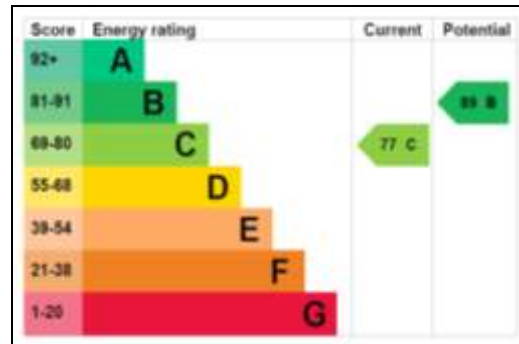
Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Rear Garden



EPC



Outlook to Rear over the back fence.



BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make or give and neither Barton Fleming nor any person in their employment, has authority to make or give any representation or warranty whatsoever in relation to this property. Land Registry Plans are provided as guidance only and while LRP documents are generated from what is registered at the point at when the plans are downloaded for use in these particulars they are not guaranteed to represent the property title at any given moment. Buyers should satisfy themselves through their solicitor as to the accuracy of the land registration at any given moment.