BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

To Let



10 Medina Gardens
Bicester
Oxon
OX26 2QX

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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

10 Medina Gardens, Bicester, Oxon OX26 2QX



A completely refurbished two bedroom terraced house with parking for 2 cars

TO LET **£ 1395.00 PCM**

- **Fully Refurbished**
- **Entrance Porch and outside store cupboard**
- **Living Room and Separate Dining Room**
- **New Kitchen with White Goods**
- **All new Flooring throughout**
- **Complete new Heating System**
- **Two Bedrooms**
- **New Bathroom/WC**
- **Parking for 2 cars and Rear garden with new patio.**

VIEWING AP-POINTMENT:

DAY:

TIME:

Telephone 241616

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Ground Floor:

ENTRANCE PORCH 6'2 x 5'2 maximum
uPVC Opaque double glazed door , radiator fitted mirror laminate wood flooring, glazed panel door and hinged glazed side panel to;

LIVING ROOM: 9'2 x 15'1
uPVC double glazed window to front aspect, plain plastered ceiling, radiator, laminate wood flooring open plan to;

DINING ROOM: 8'9 x 7'9
uPVC double glazed double doors to rear patio, plain plastered ceiling, radiator, laminate wood flooring, central heating thermostat, small understairs cupboard.

NEW KITCHEN 8'3 x 6'10
uPVC double glazed window to rear aspect, plain plastered ceiling, base and eye level units with grey gloss door and drawer fronts, Electrolux ceramic hob, single drainer stainless steel sink unit with mixer tap, eye level 'Creda' double ovens and grill, 'Sharpe' automatic washing machine, eye level cupboard housing new 'Worcester' gas central heating system, ceramic tiled floor, Archway leading to.

UNDERSTAIRS AREA 2'10 X 7'1
Fitted shelves, Bosch Fridge Freezer, ceramic tiled floor.

First Floor

LANDING: 5'7 x 6'10
Access to loft via loft hatch.

BEDROOM ONE: 9'7 x 15'1
uPVC double glazed window to front aspect, plain plastered ceiling radiator.

BEDROOM TWO: 8'5 x 7'10
uPVC double glazed window to rear aspect, plain plastered ceiling, radiator, built-in Airing cupboard with hot water cylinder, immersion heater and central heating timer clocks.

BATHROOM: 5'8 x 6'10
Opaque uPVC double glazed window to rear aspect, plain plastered ceiling, extractor fan, radiator, panelled bath with 'Triton' shower over and glass shower screen, pedestal wash hand basin, close coupled WC, ceramic tiled floor.

Outside

PARKING:
Parking for 2 cars at the front of the house.

GARDENS AND NEW PATIO
Refer to photograph.

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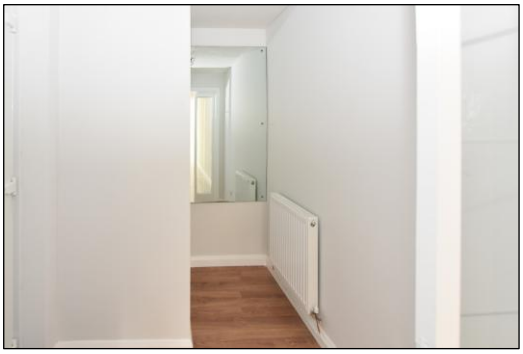
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Front



Entrance Porch



Living Room



Living Room



Living Room



Living Room



Dining Room



Dining Room

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Kitchen



Understairs area



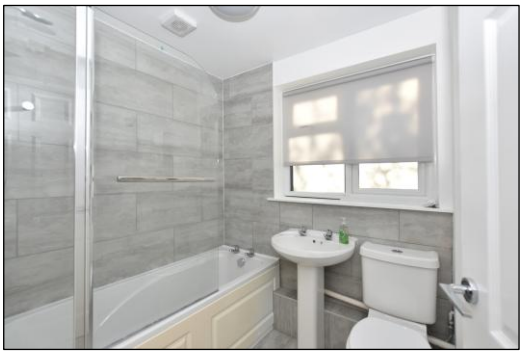
Bedroom One



Bedroom One



Bedroom Two



Bathroom



Rear Elevation



Rear garden and new Patio

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Material Property Information

Council Tax Band **B** / Amount **£2009.00 P.A**

Rental Asking Price **£1395.00 PCM**

Tenure .....**Freehold**

Property construction ..... **Standard**

Mains Electricity supply ..... **Yes**

Mains Gas Supply ..... **Yes**

Mains Water supply ..... **Yes**

Mains Sewerage ..... **Yes**

Heating Type ..... **Gas**

Broadband .....**Unknown**

Parking..... **2 Driveway spaces**

No of Parking Spaces .....

Building safety ..... Any known factors (e.g Radon Gas / Asbestos/ Construction problems ETC ..... **No**

Restrictions /Rights and easements (Any Restrictive covenants and Rights of Way or Easements or Wayleaves on the title..... **No**

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**

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AVAILABLE:
Date Imediately

RENT:
£1395 per calendar month.

LENGTH OF TENANCY: **PERIODIC**

RENTAL DEPOSIT
£1609.61 (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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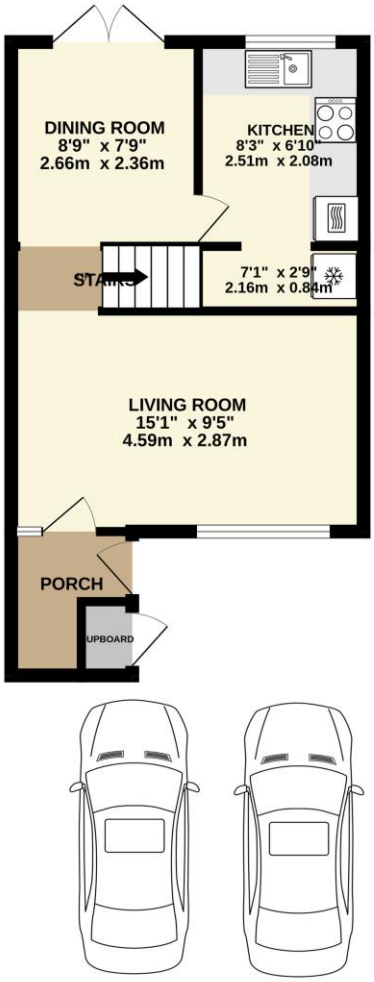
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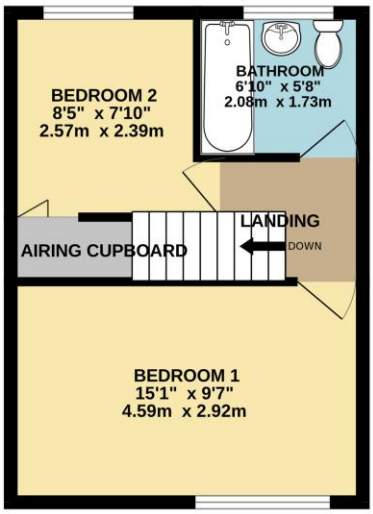
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GROUND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.

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