

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**66 Ravencroft, Langford Village,
Bicester, Oxfordshire.
OX26 6YQ**

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

66 Ravencroft, Langford Village, Bicester, Oxon. OX26 6YQ



**Three Bedroom Detached with the large open plan
Kitchen/Breakfast/Utility Room to the rear.**

FREEHOLD

£ 450,000

- ❖ Recessed Porch, Entrance Hall
- ❖ Living Room
- ❖ Dining Room with patio door to the garden.
- ❖ Large open plan Kitchen Breakfast Room /Utility Room
- ❖ Landing, Three Bedrooms
- ❖ Bathroom
- ❖ Garage & Driveway parking for 2 cars
- ❖ Replaced Boiler
- ❖ Deep frontage
- ❖ No Onward Chain
- ❖ Vacant

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Key Facts for Buyers:

EPC: Rating of C (69).

Council Tax: Band D

Approx. £2,583 per annum.

Charges: Being adopted for many years there are no estate charges or management charges.

General Overview:

The property was built in 1989 and has the original fittings in terms of kitchen, bathroom, cloakroom, and windows. The boiler has recently been replaced. The front and rear doors have been changed over to PVC ones. The plot is a good size with a particularly deep frontage, and the back garden is not overlooked from the rear. The property is vacant with no onward chain and offers excellent potential for modernization. If you need introductions to good trades people, then just ask! Being vacant, viewing times are flexible.

From a conveyancing point of view the good news is that this is not complicated by probate.

Accommodation:

RECESSED PORCH:

Outside courtesy light, postbox, part glazed PVC front door to:-

CLOAKROOM:

Front aspect window, coving, radiator, close coupled WC, corner wash hand basin.

LIVING ROOM: 15'10 x 12'3.

Front aspect window, coving, two radiators, telephone & TV points, fireplace with painted ornate mantle with marble tiled hearth & surround.

DINING ROOM: 9'10 x 9'4.

Rear aspect sliding patio door to the garden, radiator.

KITCHEN/BREAKFAST/UTILITY

ROOM: 13'10 x 12'9.

Rear aspect half glazed PVC door to the garden, rear aspect window, loft hatch, coving, radiator, wall mounted 'Vaillant' boiler (*competent person scheme registered with the council building control department April 2023*). Range of tall base and wall units with roll-edge laminate worktops and tiled surrounds, 300mm base unit with drawer, 600mm space for under counter fridge, 1000 mm corner base unit with 500mm door and drawer, 600mm base unit and drawer, 4-ring stainless steel hob, composite sink, pull-out extractor hood, 500mm base unit, 600mm tall unit with double cavity fan oven / oven grill, 1150mm space for wider fridge freezer, space for breakfast table. Further matching units with 500mm base unit and spaces for washing machine & tumble dryer, 2nd stainless steel sink.

LANDING:

Loft hatch, coving.

BATHROOM:

Side aspect window, coving, radiator, airing cupboard, bath with 'Bristan' electric shower over, close coupled WC, pedestal wash hand basin, light with shaver socket.

BEDROOM ONE: 15'7 overall including the built-in wardrobe narrowing to 12'6 x 8'5.

Twin front aspect windows, coving, radiator.

BEDROOM TWO: 10'5 x 8'8.

Rear aspect window, coving, radiator.

BEDROOM THREE: 8'5 x 6'9.

Rear aspect window, coving, radiator.

FRONT GARDEN: Refer to photo. Parking for 2 cars.

REAR GARDEN: Refer to photo, tap, side gate.

GARAGE:

Up-and-over door, side personnel door, eaves truss storage, light & power.

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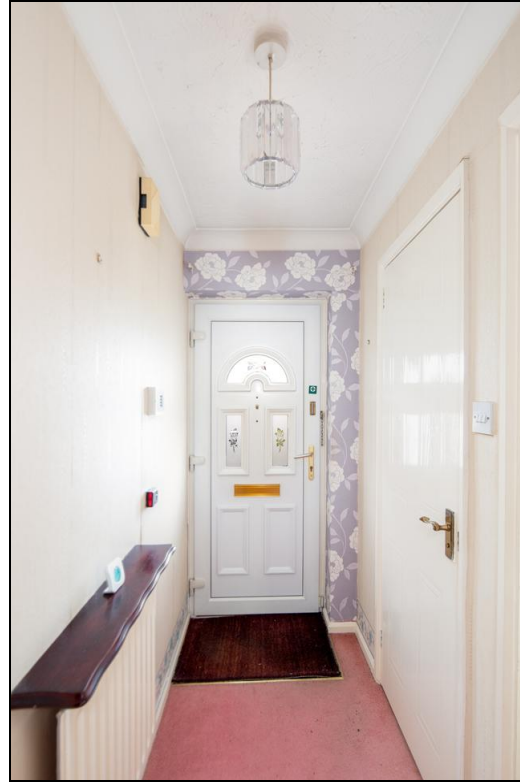
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Front



Entrance Hall



Cloakroom



Living Room



Living Room



Living Room

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Dining Room



Kitchen / Breakfast / Utility Room



Kitchen / Breakfast / Utility Room



Kitchen / Breakfast / Utility Room



Bathroom



Bedroom One



Bedroom One



Bedroom One

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Bedroom Two



Bedroom Three



Rear Garden



Rear Garden Overview

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

E P C

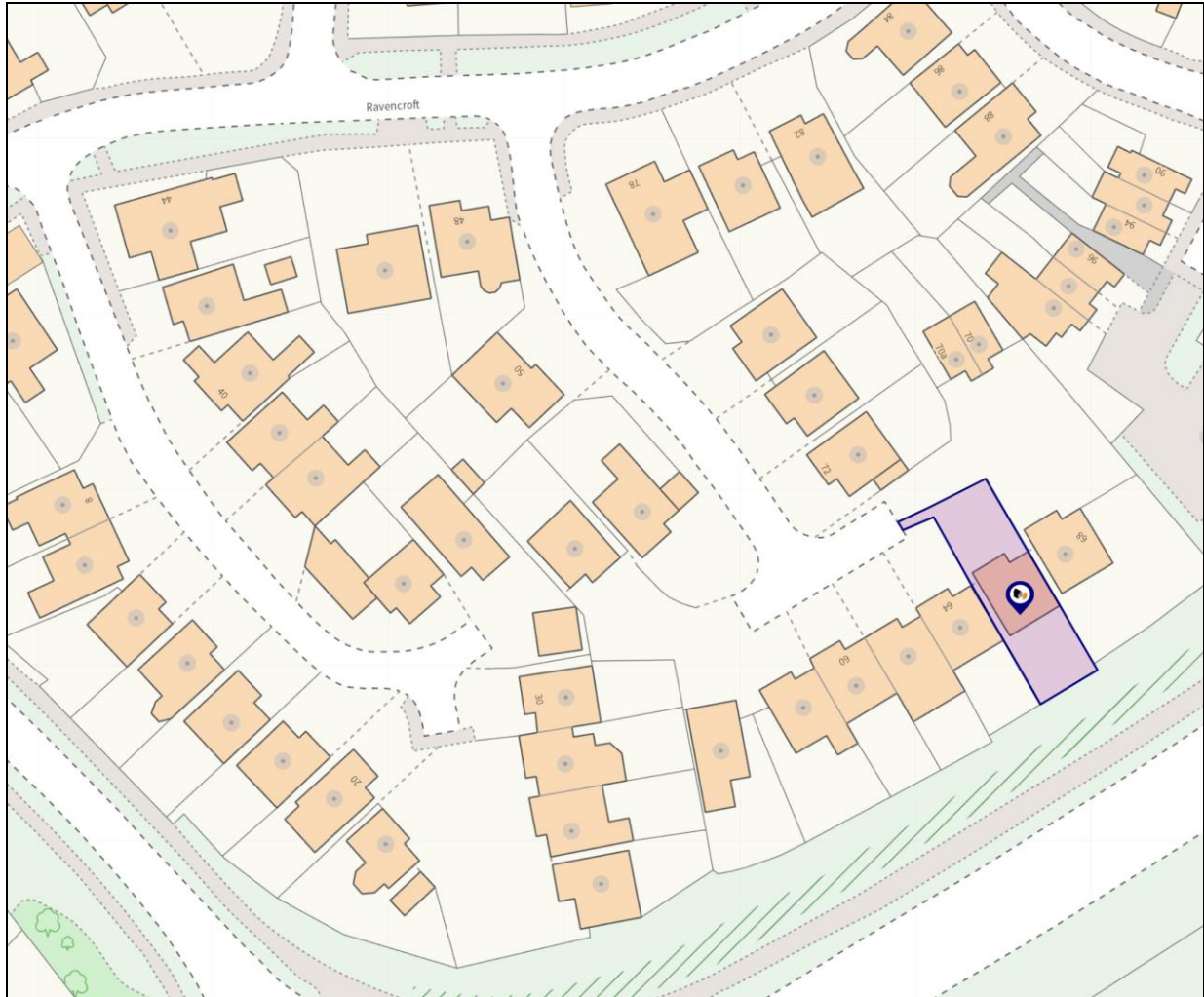
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Space for Notes

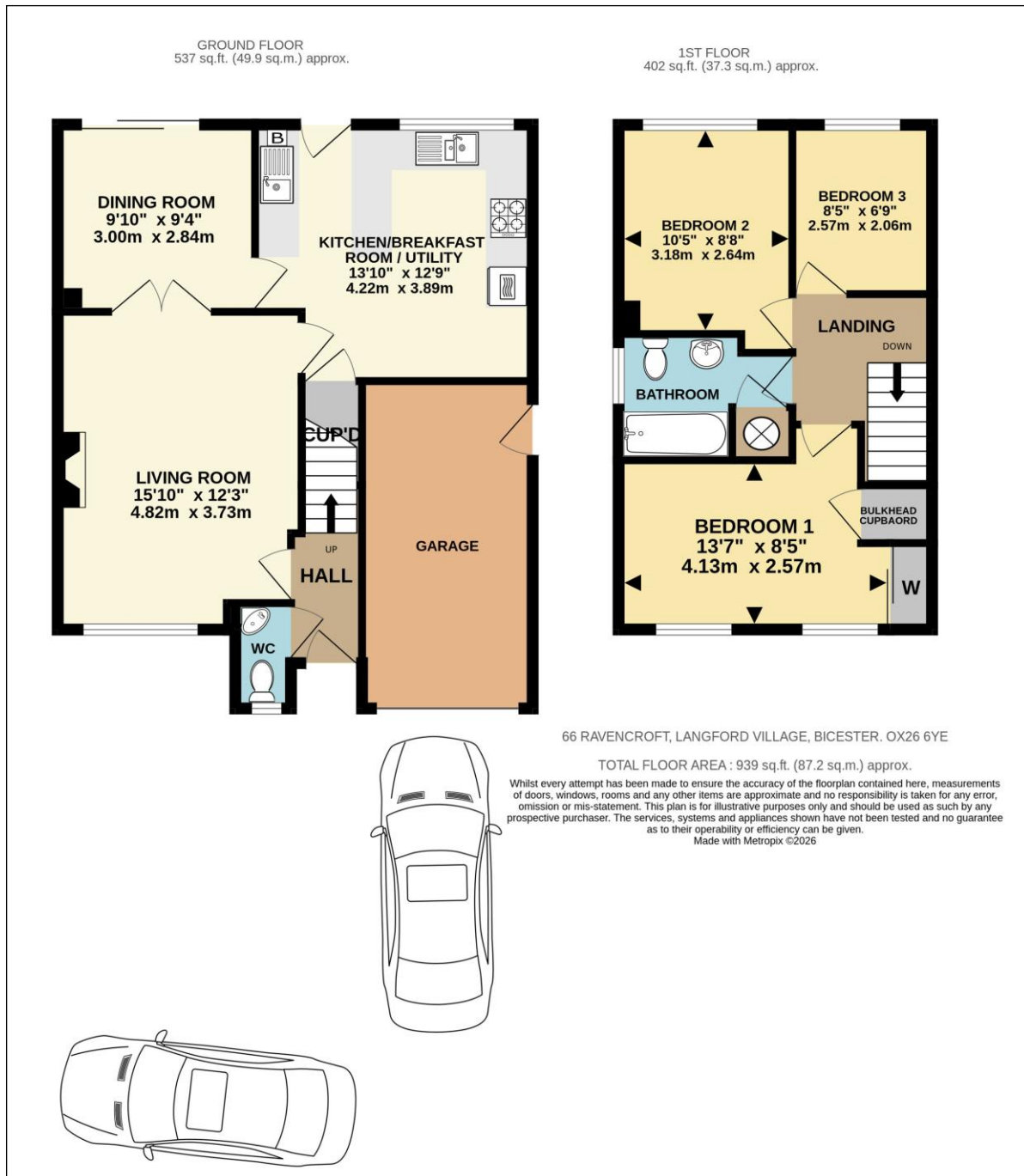
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