

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



35 Braeburn Avenue, Bicester, Oxfordshire. OX27 8BP

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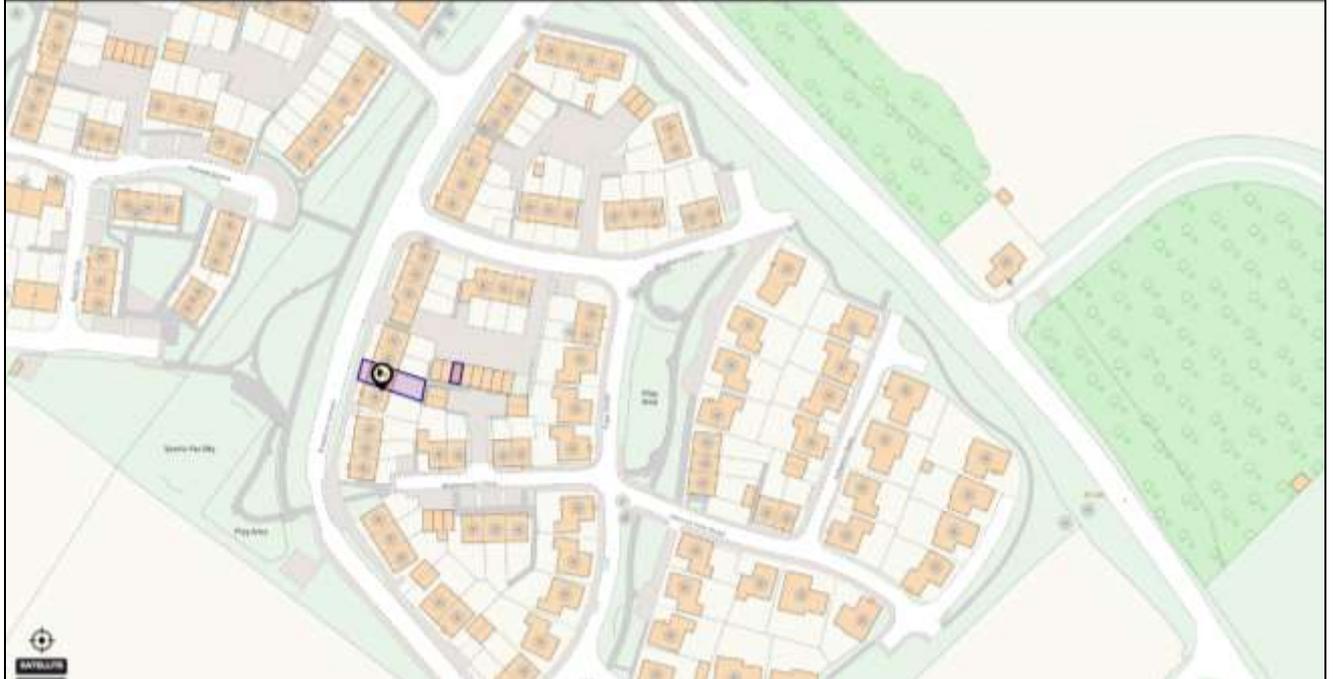
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

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Located on Elmsbrook Eco Town, A Three Bedroom Terraced House with Cloakroom, Kitchen, Lounge Diner, Bathroom and En-Suite, Front and Rear Gardens, Garage and Driveway Parking for One Car

FREEHOLD (with fees)

£ 395,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Kitchen
- ❖ Lounge Diner
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Driveway Parking for One Car and Garage in Block
- ❖ Solar Panels and Rainwater Harvesting

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Key Facts for Buyers:

EPC: Rating of B (87).
Council Tax: Band D
Approx. £2,465 per annum.

Management Fees:

Management Company: A2 Dominion.
Charges: £40.54 per month.

Ground Floor:

Outside courtesy light, part glazed security front door to:

ENTRANCE HALL:

Plain plaster ceiling, luxury vinyl flooring, radiator, cupboard enclosing RCD metal smart e-meter, solar isolator, internet hub with fibre broadband, Cat 5 distribution, TV storage distribution to whole house.

CLOAKROOM: 6'3 x 4'9

Front aspect window, extractor fan, "Amtico" luxury vinyl flooring, radiator, concealed cistern dual flush WC, wall hung wash hand basin.

KITCHEN: 13'4 x 10'2

Front aspect PVC window, plain plaster ceiling, "Amtico" luxury vinyl flooring, radiator, vent. Range of tall base and eye level units, laminate worksurfaces, laminate surrounds, 1000mm undersink base unit with two 500mm doors, integrated bins, integrated dishwasher, integrated washing machine, 600mm cutlery and pan drawers, 450mm base unit, ceramic electric hob, extractor hood, fitted stainless steel oven, 600mm wide tall unit with 160mm fridge and 560mm freezer (3 drawers), 300mm tall unit.

LOUNGE DINER: 20'0 x 10'10

Rear aspect French doors, rear aspect window, plain plaster ceiling, two radiators, "Amtico" luxury vinyl flooring, multi-media socket (TV/satellite/internet, telephone).

First Floor:

LANDING:

Plain plaster ceiling, access to loft space, rainwater harvesting panel.

BATHROOM: 9'6 x 7'1

Plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, chrome heated towel rail, panel enclosed bath, mixer tap shower attachment, sliding head support, screen, wall hung wash hand basin, concealed cistern dual flush WC.

BEDROOM ONE: 12'7 x 8'6 plus built-in wardrobe

Rear aspect window, plain plaster ceiling, double wardrobe, multi-media socket.

EN-SUITE: 7'1 x 4'9

Rear aspect window, plain plaster ceiling, downlighting, ceramic tiled floor, chrome heated towel rail, 1170mm x 700mm shower enclosure, thermostatic shower, sliding head support, wall hung wash hand basin, shaver socket, concealed cistern dual flush WC.

BEDROOM TWO: 11'10 x 9'6

Front aspect window, plain plaster ceiling, radiator, ethernet.

BEDROOM THREE: 10'3 x 6'2

Front aspect window, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

110 magnetic south west, rear access gate, shed, outside tap.

GARAGE IN BLOCK:

Up and over door, light and power, RCD metal consumer unit, driveway parking for one car.

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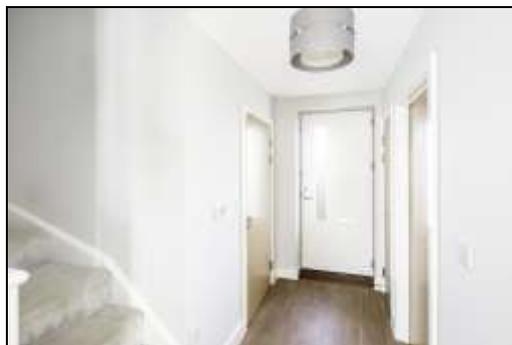
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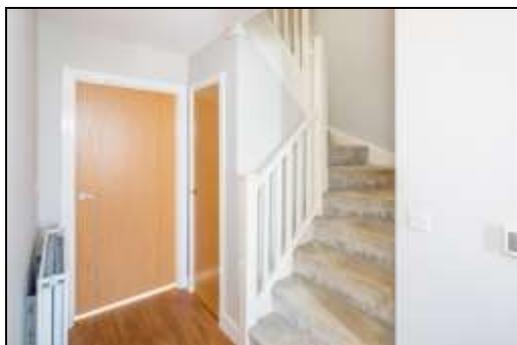
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Front



Entrance Hall



Entrance Hall



Cloakroom



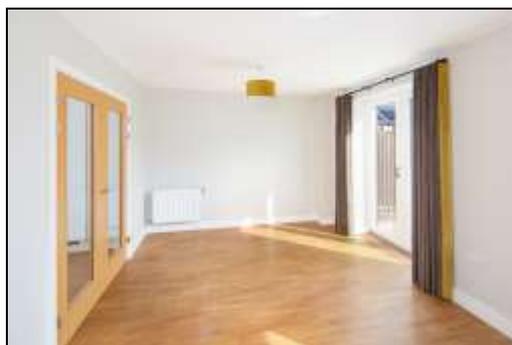
Lounge Diner



Lounge Diner



Lounge Diner



Lounge Diner

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Kitchen



Kitchen



Bedroom One



Bedroom One



En-Suite to Bedroom One



Bedroom Three



Bedroom Two



Bedroom Two

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Bathroom



Rear Garden



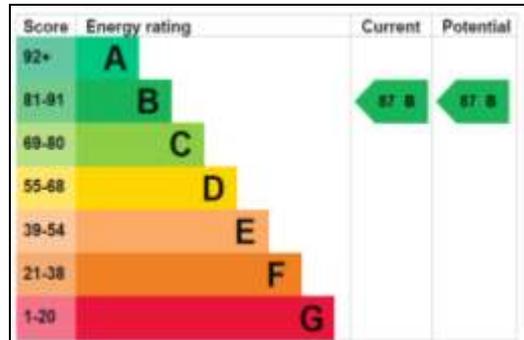
Rear Elevation



Rear Garden



Garage in Block



EPC



Outlook



Outlook

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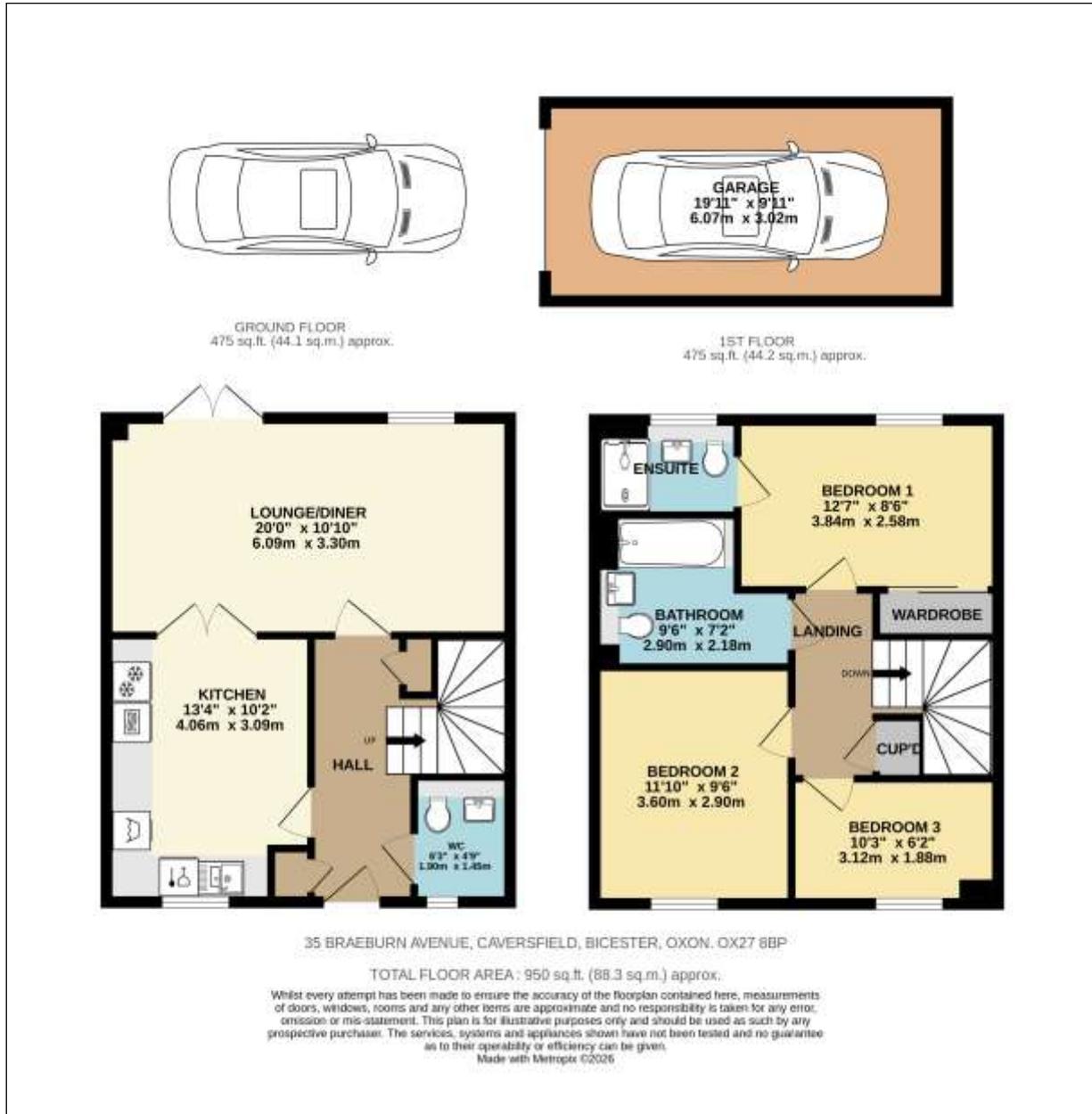
Space for Notes

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