

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



**20 Williams Road, Upper Heyford,
Oxfordshire. OX25 5AX**

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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

20 Williams Road, Upper Heyford, Oxfordshire. OX25 5AX



Located in Upper Heyford and Overlooking Mature Green Space, this Well-Positioned Three Bedroom Detached House benefits from a Cloakroom, Living Room, Kitchen Diner, Bathroom and En-Suite, with a South-Facing Landscaped Garden, Garage and Driveway Parking for Two Cars in Tandem

FREEHOLD

£ 450,000

- ❖ Overlooking Mature Green Space
- ❖ Entrance Hall and Cloakroom
- ❖ Kitchen Diner
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom
- ❖ En-Suite to Bedroom One
- ❖ South Facing Landscaped Garden
- ❖ Garage and Driveway Parking
- ❖ Close to Local Amenities

VIEWING
APPOINTMENT:

DAY:

TIME:

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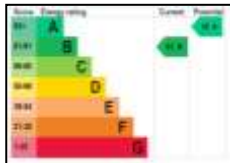
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Key Facts for Buyers:

EPC: Rating of B (83).
Council Tax: Band D
Approx. £2,464 per annum.



Ground Floor:

Ramped "Dolomite Dust" pathway to front door, outside courtesy light, electric meter box, outside tap, car charger isolator, ground level gas meter box.

ENTRANCE HALL: 8'6 extending to 18'1 x 6'6
Plain plaster ceiling, downlighting, ceramic tiled floor, radiator, built-in cupboard (*enclosing RCD electricity consumer unit, broadband hub, telephone point and CAT socket*), central heating thermostat and programmer (*downstairs zone*).

CLOAKROOM: 6'2 x 3'3
Plain plaster ceiling, extractor fan, radiator, ceramic tiled floor, dual flush close coupled WC, wash hand basin with cupboard under.

LIVING ROOM: 18'1 x 10'7 widening to 13'4 into bay
Front and side aspect PVC bay windows, plain plaster ceiling, downlighting, two radiators, multi-media socket, CAT sockets.

KITCHEN DINER: 18'1 x 9'7
Front aspect PVC window, side aspect bifold doors to the garden, plain plaster ceiling, downlighting, ceramic tiled floor, wall mounted boiler in the wall unit by the window, space for table and chairs. Range of tall base and eye level units, granite worksurfaces and upstands, tall unit with integrated fridge/freezer, stainless steel fan oven/grill, second oven/grill, shelves wall unit, integrated dishwasher, 1½ stainless steel undermounted sink, integrated washing machine, stainless steel 4-ring gas hob, extractor hood, breakfast bar wine chiller.

First Floor:

LANDING:
Plain plaster ceiling, downlighting, access to loft space, airing cupboard enclosing pressed metal tank.

BATHROOM: 6'6 x 6'3

Front aspect PVC window, plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, chrome heated towel rail, double ended bath with centre tap and shower attachment, thermostatic shower, rain head, second hand held head, screen, wall hung wash hand basin, shaver socket, concealed cistern dual flush WC.

BEDROOM ONE: 11'6 x 10'11

Side aspect PVC window, plain plaster ceiling, TV point, central heating thermostat (*upstairs zone*), 1450mm built-in wardrobe.

EN-SUITE: 7'6 x 6'3

Plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, chrome heated towel rail, 1700mm x 900mm shower enclosure with monsoon head, second hand held head, wall hung wash hand basin, shaver socket, concealed cistern dual flush WC.

BEDROOM TWO: 10'6 x 9'10

Rear aspect PVC window, plain plaster ceiling, radiator.

BEDROOM THREE: 9'10 x 7'3

Front aspect PVC window, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

190⁰ magnetic, porcelain tiled patio to side, tap, outside socket.

GARAGE:

Up and over door light and power, driveway parking for two cars in tandem. Electric charging point.



Garage and Driveway

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Front/Side View



Entrance Hall and Cloakroom



Living Room



Living Room



Living Room



Living Room



Kitchen Diner



Kitchen Diner

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Kitchen Diner



Kitchen Diner



Landing



Bathroom



Bedroom One



Bedroom One



En-suite to Bedroom One



Bedroom Three

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Bedroom Two



Bedroom Two



Rear Garden



Rear Garden

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Space for Notes

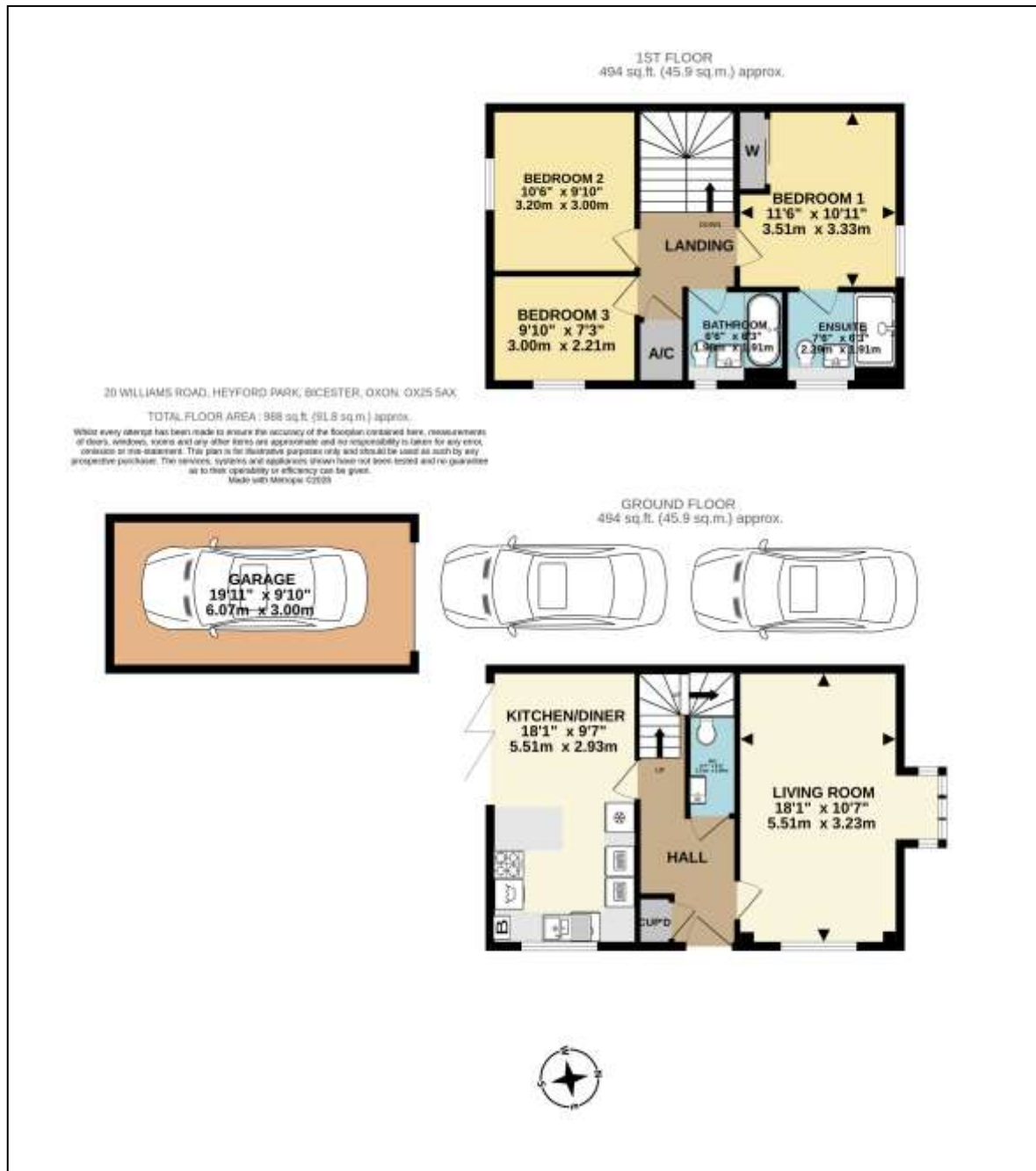
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