

BARTON FLEMING LETTINGS Ltd.

— • INDEPENDENT LETTING AGENTS • —

To Let



20 Lily Close, Bure Park, Bicester, Oxon. OX26 3EJ

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

Web: www.bartonfleming.co.uk

E-mail: lettings@bartonfleming.co.uk

62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

241616

20 Lily Close, Bure Park, Bicester, Oxon. OX26 3EJ



A Three Bedroom Semi-Detached house with a Kitchen Diner to the Rear, Garage to the Side and Fronting on to Hedgerow.

TO LET

£ 1750.00 PCM

- ❖ Sloping Porch, Entrance Hall
- ❖ Living Room
- ❖ Kitchen Diner with sliding patio door to the garden
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom
- ❖ Garage & Driveway to the side
- ❖ PVC Double Glazed, Gas to Radiator Heating
- ❖ Central to the estate so away from main road noise
- ❖ Local amenities

VIEWING AP-
POINTMENT:

DAY:

TIME:

Telephone 241616

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Ground Floor:

SLOPING PORCH:

Outside courtesy light, part-glazed leaded light door to:

ENTRANCE HALL:

Coving, radiator, thermostat, staircase.

LIVING ROOM: 16'7 x 10'10

Front aspect PVC double glazed window, coving, radiator, TV and satellite connections.

KITCHEN DINER: 14'0 x 8'9

Rear aspect double glazed sliding patio door to garden, rear aspect PVC double glazed window, radiator, under-stairs cupboard, vinyl flooring, wall mounted boiler, space for table and chairs, range of base and eye level units, roll edge laminate work-surfaces, tiled surrounds, space for upright fridge freezer, fitted fan oven, 4-ring gas hob, extractor canopy, 1½ bowl sink, space for washing machine.

First Floor:

LANDING:

Access to loft space, airing cupboard.

BATHROOM: 6'6 x 5'6

Side aspect PVC double glazed window, extractor fan, vinyl flooring, radiator, panel enclosed bath with mixer tap and shower attachment, tiled surrounds, independent electric shower over with sliding head support, pedestal wash hand basin, shaver socket, close coupled WC.

BEDROOM ONE: 9'10 x 12'1

Twin front aspect PVC double glazed windows, radiator, telephone point, TV point, bulkhead cupboard, 4-door wardrobe.

BEDROOM TWO: 9'0 x 7'8

Rear aspect PVC double glazed window, radiator.

BEDROOM THREE: 9'0 x 6'0

Rear aspect PVC double glazed window, radiator.

Outside:

FRONT GARDEN: Refer to photos.

REAR GARDEN: Refer to photos.

Side gate, deck, laid for easy maintenance.

GARAGE:

Up-and-over door, light and power, RCD/MCB electricity consumer unit, driveway parking. Refer to photograph

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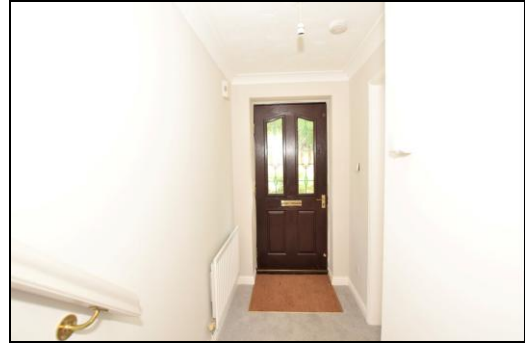
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Front



Entrance Hall



Living Room



Living Room



Kitchen Diner



Kitchen Diner



Kitchen Diner



Landing

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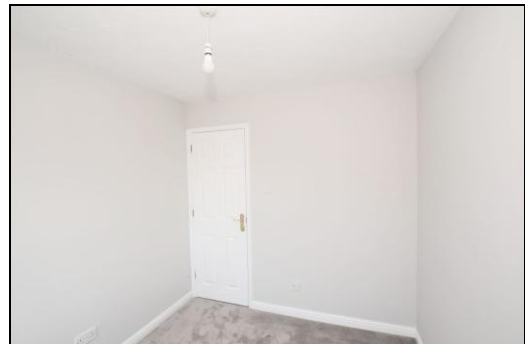
Bedroom One



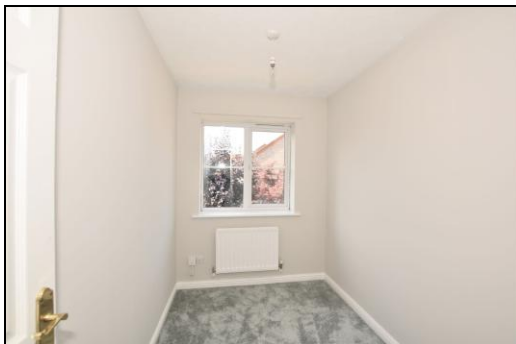
Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bathroom



Rear Garden



Rear Elevation

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Material Property Information

Council Tax Band **C** / Amount **£2322.63**

Rental Asking Price **£1750 PCM**

Tenure**Freehold**

Property construction **Standard**

Mains Electricity supply **Yes**

Mains Gas Supply **Yes**

Mains Water supply **Yes**

Mains Sewerage **Yes**

Heating Type Gas / Oil / Electric / Night Storage / Other

Broadband**Fibre to House**

Parking..... **Driveway and Garage**

No of Parking Spaces**1 Plus Garage**

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..... **Yes... Shared Driveway**

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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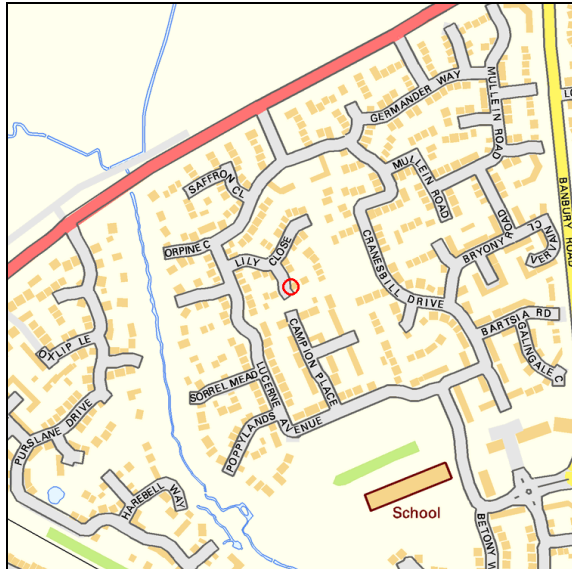
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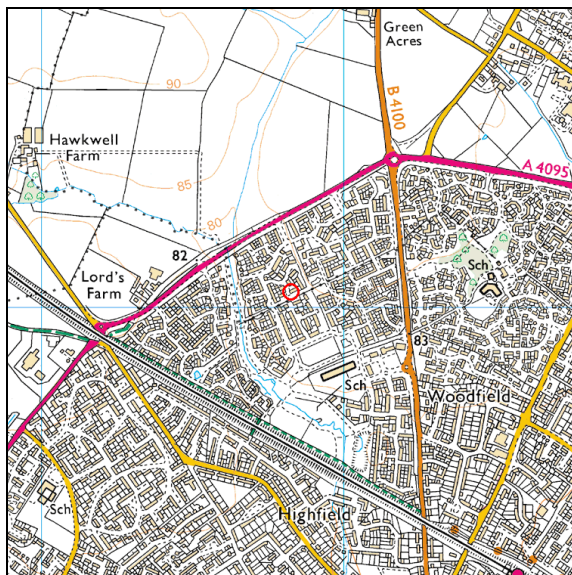
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Street, Area & Town Maps.

The Red circle in the centre of each map marks the exact location of the property.



AVAILABLE:

Immediately

RENT:

£175000 per calendar month.

Rental Deposit:

£2019.23 (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 **C**

To Make an offer to rent the property

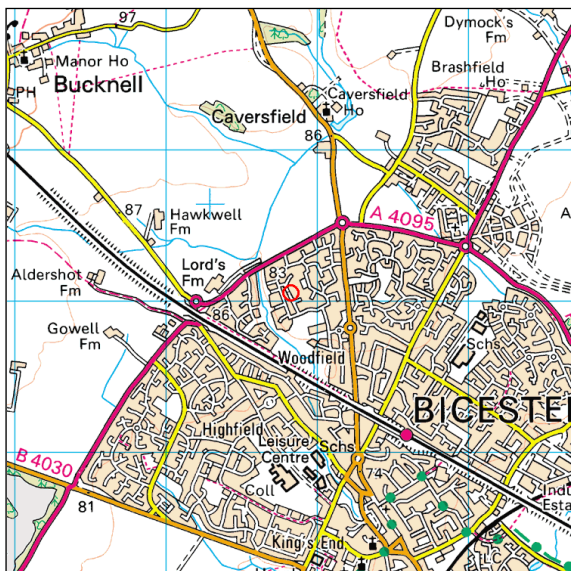
Please send an e-mail to:

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
- Required Tenancy Start date
- Length of tenancy required

We will then put your offer to rent the property forward to the landlord.



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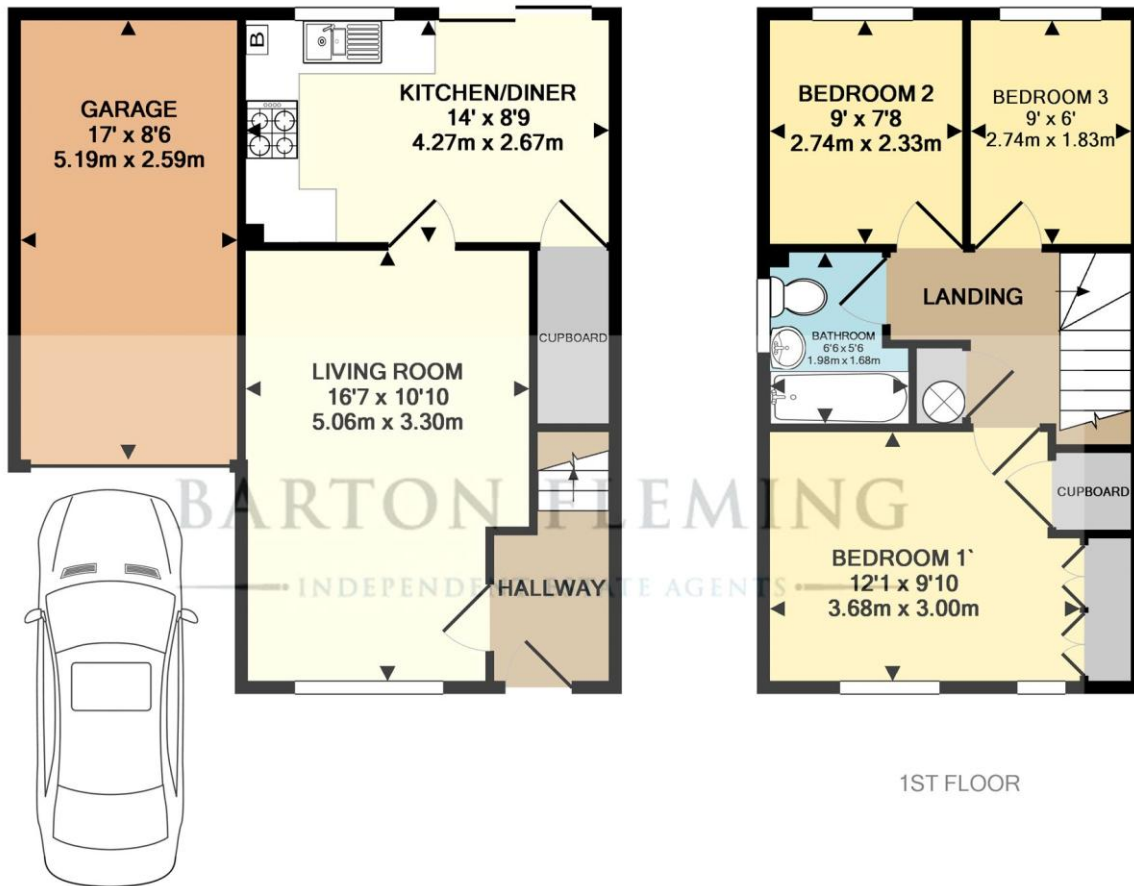
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GROUND FLOOR

1ST FLOOR

20 LILY CLOSE, BURE PARK, BICESTER, OXON. OX26 3EJ

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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MISREPRESENTATION ACT 1967

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.