

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**Meadow Cottage, 6 Crosslands,
Fringford, Oxfordshire. OX27 8DF**

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Web: www.bartonfleming.co.uk
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

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Totalling 104 sq m, a Refurbished Three Bedroom Staggered Terraced House with Lounge Diner, Conservatory, 2/3 of Garage as a study/utility/store and Re-fits to Kitchen, Bathroom, Redecorated and New Floor Coverings. Parking for Two Cars (one to front and one to rear)

FREEHOLD

Offers in Excess of: £ 350,000

- ❖ Open Porch, Entrance Lobby
- ❖ Lounge Diner, Conservatory
- ❖ Re-fitted Kitchen
- ❖ Study/Utility / Store
- ❖ Landing, Three Good Sized Bedrooms
- ❖ Re-fitted Bathroom
- ❖ App Controlled Heating
- ❖ Cul-de-Sac Location in this sought after village
- ❖ Front and Rear Gardens
- ❖ Local Amenities within Village including a School

**VIEWING
APPOINTMENT:**

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of D (55).
Council Tax: Band D
Approx. £2,464 per annum.

Recent Works and Upgrades:

- New guttering front and back.
- New insulated conservatory roof.
- Nickel sockets and switches throughout.
- New lights.
- Oak doors throughout.
- New fences all round.

Ground Floor:

SLOPING OPEN PORCH:

Outside courtesy light, outside electric meter box, part glazed stable door to:

ENTRANCE LOBBY:

Arch to:

LOUNGE DINER: 21'10 extending to 25'1 x 11'5.

Front aspect PVC window, rear aspect sliding patio door to conservatory, open fireplace, TV point.

CONSERVATORY: 11'0 x 9'7.

Solid roof, French door to garden, full height window section.

RE-FITTED KITCHEN: 11'0 x 8'10.

Rear aspect PVC half glazed door and adjacent window to garden. Range of tall base and eye level units, square edge laminate worksurface, marble tiled surrounds (*full height*), "Franke" composite sink, dishwasher and washing machine, integrated fan oven/grill, "Schott Ceran Lamona" 4-ring electric hob, 500mm integrated fridge/freezer.

INTEGRAL GARAGE: (*Converted to a bike store at the front and utility/storage space to rear*):

Bike Store: 7'3 x 9'0.

STUDY/UTILITY/STORE: 9'4 x 8'9.

Plain plastered ceiling plastered wall, vinyl flooring.

First Floor:

LANDING:

Access to loft space.

RE-FITTED BATHROOM:

Front aspect PVC window, extractor fan, polished marble tiled floor, fully tiled walls, chrome heated towel rail, 'P' shaped shower bath, mixer tap, thermostatic rain head shower, second hand-held head, sliding head support, screen, built-in furniture with inset wash hand basin with cupboard and drawer under, concealed cistern dual flush close coupled WC.

BEDROOM ONE: 13'6 x 11'6.

Rear aspect PVC dormer window, plain plaster ceiling, top of the range Farho' electric heater (*can also be controlled by Wi-Fi/app*), built-in wardrobe, TV point.

BEDROOM TWO: 13'5 x 8'10.

Rear aspect PVC dormer window, 'Farho' electric heater (*can also be controlled by Wi-Fi/app*), built-in wardrobe, TV point.

BEDROOM THREE: 9'7 narrowing to 8'0 x 8'10.

Front aspect PVC window, Farho' electric heater (*can also be controlled by Wi-Fi/app*).

Outside:

FRONT: refer to photograph.

REAR GARDEN: refer to photographs.

PARKING:

Space for one car to the front and one car to the rear (*accessed through rear gate*).

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Front Door & Entrance Lobby



Re-fitted Kitchen



Re-fitted Kitchen



Re-fitted Kitchen



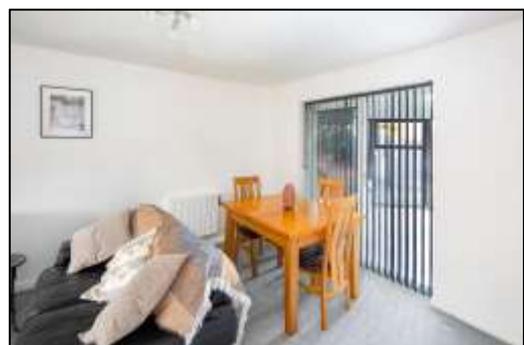
Lounge-Diner



Lounge-Diner



Lounge-Diner



Dining Area

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Conservatory with a solid roof



Landing



Bedroom One



Bedroom One



Bedroom One



Bedroom Three



Bedroom Two



Bedroom Two

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Bathroom, Rain Head Shower over the bath



Re-fitted Bathroom



Study/Store to Garage Area



Rear Garden



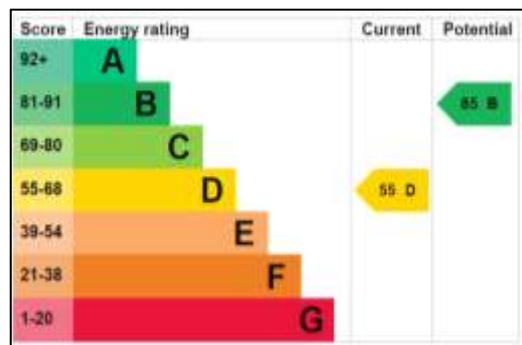
Rear Garden



Rear Garden



Parking Space to Rear



EPC

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