

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**1 Page Turner Court, Merton Road, Ambrosden
Oxfordshire. OX25 2LR**

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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

1 Page Turner Court, Merton Road, Ambrosden, Oxfordshire. OX25 2LR



A Three Bedroom Link Detached House on a Corner Plot with Cloakroom, Living Room, Kitchen Diner, Bathroom and En-Suite, Front, Rear and Side Gardens and a Garage converted into a Utility Area and a Gym

FREEHOLD

Offers in Excess of: £ 425,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Garage converted into a Utility Area and a Gym
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Front Rear and Side Gardens
- ❖ Off-Road Parking for Two Cars

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Key Facts for Buyers:

EPC: Rating of C (71).
Council Tax: Band D
Approx. £2,464 per annum.

Ground Floor:

Outside security light, part-glazed security front door to:

ENTRANCE HALL: 6'3 x 5'6

CLOAKROOM: 5'6 x 2'11

Side aspect PVC window, plain plaster ceiling, downlighting, radiator, click laminate flooring, close coupled WC, wall hung wash hand basin.

LIVING ROOM: 18'0 x 12'7

Front and side aspect PVC windows, side aspect PVC French doors, plain plaster ceiling, click laminate flooring, two radiators, broadband hub, three wall light points, fireplace with painted mantle, marble hearth and surround.

KITCHEN DINER: 18'0 x 14'2 narrowing to 10'11

Front, rear and side aspect PVC windows, plain plaster ceiling, downlighting, ceramic tiled floor, RCD/MCB electricity consumer unit (*metal cased*), wall mounted "Vaillant" boiler, understairs cupboard, radiator.

Kitchen Area: Space for 900mm wide fridge freezer, 400mm integrated bins, 800mm undersink base unit with two 400mm doors, 1½ bowl acrylic sink, space for 450mm slimline dishwasher, 1000mm corner base unit with 500mm doors and magic corner baskets, 610mm space for a slot-in gas cooker, 1000mm corner base unit with 500mm door and magic corner, two 800mm cutlery and pan drawers.

Dining Area: space for dining table and chairs for up to 8 people.

GARAGE CONVERSION:

Utility Area (8'10 x 8'8): Base units, 500mm undersink base unit, 1000mm corner base unit with 500mm door, space for automatic washing machine, space for tumble dryer, 500mm wide tall unit, door to:

Gym Area (9'3 x 8'0): French doors to garden, access to loft space, light and power.

First Floor:

LANDING:

Rear aspect PVC window, plain plaster ceiling, access to loft space, radiator.

BATHROOM: 7'6 x 5'6

Rear aspect PVC window, plain plaster ceiling, downlighting, extractor fan, ceramic tiled floor (*polished mirror fleck*), radiator, panel enclosed bath, mixer tap, shower attachment, fixed support, close coupled WC, pedestal wash hand basin.

BEDROOM ONE: 11'10 x 10'11 extending to 14'1

Front and side aspect PVC windows, plain plaster ceiling, radiator, dimmer switch.

EN-SUITE: 9'6 x 5'6

Side aspect PVC window, plain plaster ceiling, downlighting, extractor fan, vinyl flooring, chrome heated towel rail, 1180mm x 880mm quadrant shower enclosure, thermostatic shower, rain head, second hand held head, sliding head support, single moulded basin and concealed cistern dual flush WC with built-in furniture, shaving socket.

BEDROOM TWO: 12'7 x 8'11

Front and side aspect PVC window, plain plaster ceiling, overstairs bulkhead cupboard, dimmer switch.

BEDROOM THREE: 9'3 x 8'7

Side aspect PVC window, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: refer to photograph

Parking for Two Cars.

REAR GARDEN: refer to photographs

Patio, side aspect gate, outside tap, outside courtesy light.

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Side View



Front Door and Entrance Hall



Cloakroom



Living Room



Living Room



Living Room



Kitchen Diner



Kitchen Diner

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Dining Area



Kitchen Diner



Kitchen Diner



Landing



Bedroom One



Bedroom One



En-Suite to Bedroom One



En-Suite to Bedroom One

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Bedroom Two



Bedroom Two



Bedroom Three



Bathroom



Rear Garden

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Rear Garden



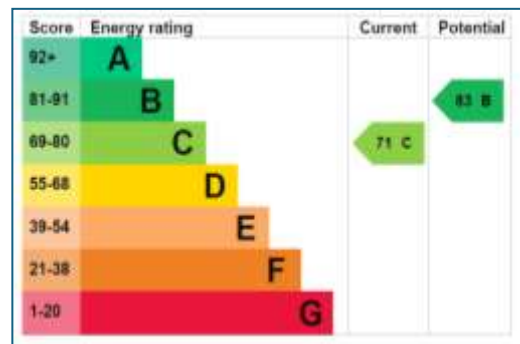
Front Elevation



Garage and Parking to Side



Utility Area and Gym in Garage Conversion



EPC

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GROUND FLOOR
560 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1 PAGE TURNER CLOSE, MERTON ROAD, AMBROSDEN OX25 2LR

TOTAL FLOOR AREA: 1081 sq.ft. (100.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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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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. Land Registry Plans are provided as guidance only and while LRP documents are generated from what is registered at the point at when the plans are downloaded for use in these particulars they are not guaranteed to represent the property title at any given moment. Buyers should satisfy themselves through their solicitor as to the accuracy of the land registration at any given moment.