

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



40 Nash Road, Upper Heyford, Oxfordshire. OX25 5BL

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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

40 Nash Road, Upper Heyford, Oxfordshire. OX25 5BL



Situated on a Corner Plot, A Three Bedroom Detached House with Living Room, Kitchen Diner, Utility Room/Cloakroom, Bathroom and En-Suite, Front and Rear Gardens, Garage and Driveway Parking

FREEHOLD

Guide Price: £ 425,000 - £440,000

- ❖ Entrance Hall
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Utility Room/WC
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Family Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Garage and Driveway Parking
- ❖ Close to Local Amenities

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Key Facts for Buyers:

EPC: Rating of B (82).
Council Tax: Band D
Approx. £2,583 per annum.

Ground Floor:

STORM PORCH:

Outside electric meter box, outside courtesy light, part-glazed security front door to:

ENTRANCE HALL:

Plain plaster ceiling, radiator, ceramic tiled floor, staircase, understairs recess, internet router box.

CLOAKROOM/UTILITY ROOM: 7'2 x 5'7

Plain plaster ceiling, extractor fan, ceramic tiled floor, radiator, worksurface, integrated dishwasher, built-in cupboard, pedestal wash hand basin, dual flush close coupled WC.

LIVING ROOM: 15'6 plus bay (17'11 overall) x 11'0 widening to 13'3 into bay

Front aspect PVC window, side aspect PVC bay window, plain plaster ceiling, two radiators, multi-media point, central heating thermostat.

KITCHEN DINER: 15'6 plus bay (17'11 overall) x 10'8 widening to 11'6

Front aspect PVC window, side aspect PVC window, side aspect PVC French doors, plain plaster ceiling, radiator, space for table and 6 chairs. Range of tall base and eye level units, roll edge laminate worktop and upstands, tall unit with integrated fridge and freezer, tall unit with integrated stainless steel and glass fan oven/oven grill, cupboard above and cupboard and drawer below, base unit, corner unit with door, base unit, cutlery and pan drawers, 4-ring stainless steel gas hob, perspex splashback, stainless steel extractor hood, unit, second corner unit with door, undersink unit with two doors, stainless steel sink, wall mounted unit housing boiler.

First Floor:

LANDING: 15'6 x 5'10

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

BATHROOM: 6'10 x 6'3

Plain plaster ceiling, extractor fan, ceramic tiled floor, chrome heated towel rail, double ended bath with centre tap, tiled surrounds, thermostatic shower, fixed head support, screen, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM ONE: 12'2 into bay x 11'7 narrowing to 10'10

Front aspect PVC window, plain plaster ceiling, radiator, built-in 2-door wardrobe, TV point.

EN-SUITE: 6'8 x 5'0

Side aspect PVC window, plain plaster ceiling, extractor fan, chrome heated towel rail, 1160mm x 700mm shower enclosure, thermostatic shower, sliding head support, pedestal wash hand basin, shaver socket, dual flush close coupled WC.

BEDROOM TWO: 11'11 x 10'10 into bay shortening to 8'5

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

BEDROOM THREE: 11'1 x 6'11

Side aspect PVC window, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Outside tap, patio, outside light.

GARAGE: 19'8 x 9'10

Up and over door, light and power, eaves truss storage, RCD electricity consumer unit, driveway parking.

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Entrance Hall



Entrance Hall and Cloakroom



Living Room



Living Room



Kitchen Diner

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Kitchen Diner



Kitchen Diner



Landing



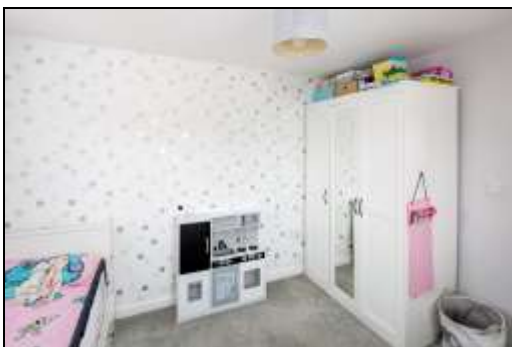
Bedroom One



Bedroom One



En-Suite to Bedroom One



Bedroom Two



Bedroom Two

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Bedroom Three



Family Bathroom



Rear Garden



Rear Garden



Rear Garden

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Space for Notes

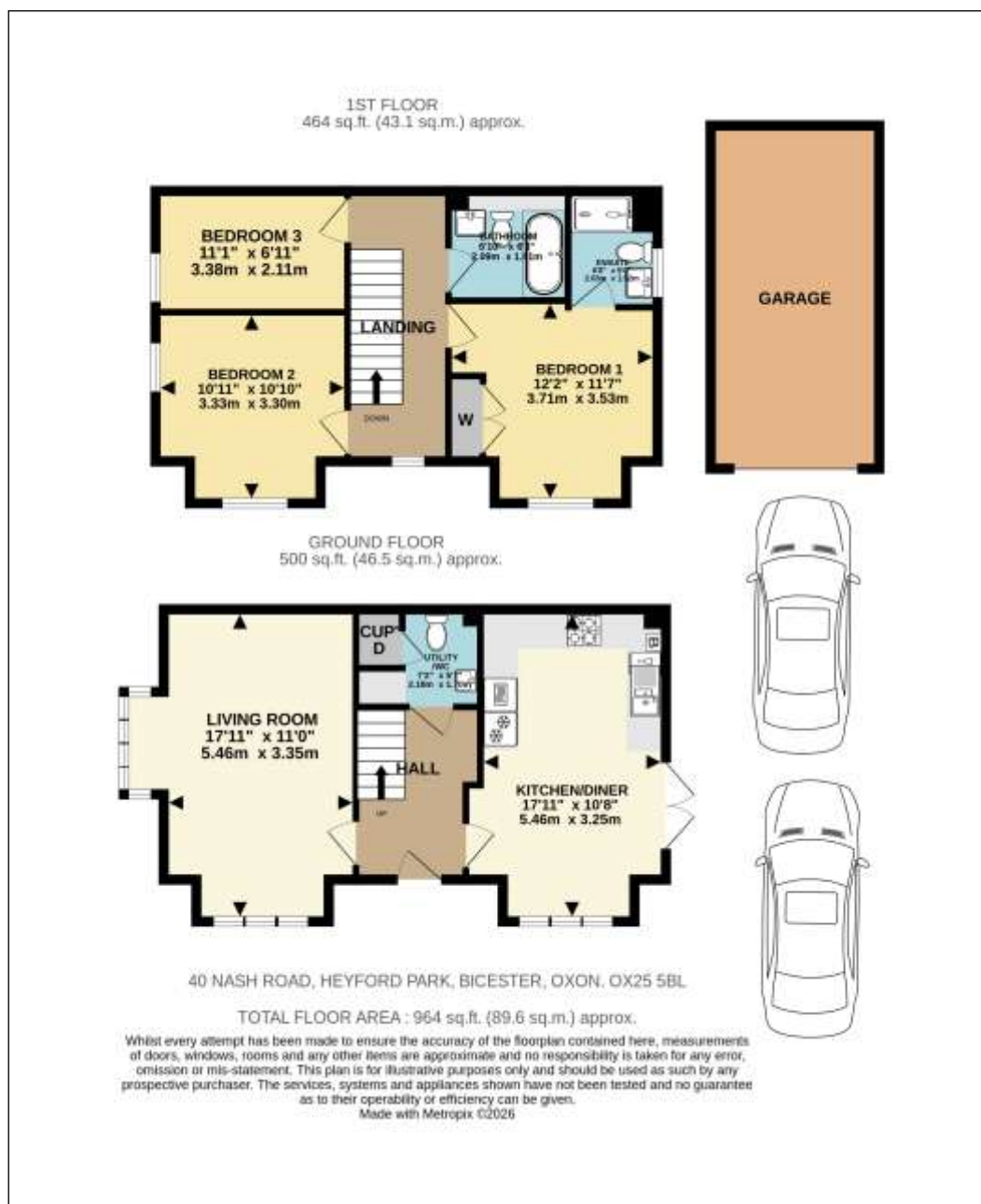
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