

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

To Let



**41 Kingfisher Way
Bicester
Oxon
OX26 6YB**

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Web: www.bartonfleming.co.uk
E-mail: lettings@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

241616

41 Kingfisher Way, Bicester, Oxon OX26 6YB



A three bedroom terraced house with an open plan living room and kitchen, garden parking and garage

TO LET

£1600 .00 PCM

- ❖ Canopy Porch
- ❖ Entrance Hall and Cloakroom/WC
- ❖ Living Room open plan to fitted kitchen
- ❖ Conservatory
- ❖ Landing and Family Bathroom
- ❖ Double bedrooms 1 and 2
- ❖ Single bedroom 3
- ❖ Front and rear garden
- ❖ Driveway to Garage in a block plus 1 car park space

VIEWING AP-
POINTMENT:

DAY:

TIME:

Telephone 241616

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Ground Floor:

CANOPY PORCH

Flush light fitting, brick-built bin store, opaque double glazed panel front door to;

ENTRANCE HALL: 8'10 x 2'11

Textured ceiling, coving to ceiling, radiator with radiator cover, telephone point

CLOAKROOM/WC: 4'9 x 2'9

Opaque uPVC double glazed window to front aspect, radiator, close couple WC, wash hand basin.

LIVING ROOM: 15'11 x 14'11 max

uPVC double glazed window to conservatory, 2 x uPVC double glazed panels to conservatory, uPVC double glazed door to conservatory, 2 x radiators with radiator covers, coving, laminate wood floor, open arch to;

KITCHEN 8'10 x 8'3.

uPVC double glazed window to front aspect, base and eye level units with white paneled door and drawer fronts, roll top laminate work surfaces, electric hob and extractor hood, single drainer stainless steel sink unit with mixer tap, built in electric double oven, 'Hoover' washing machine, 'Hotpoint' fridge freezer, integrated dishwasher, ceramic tile floor

CONSERVATORY :11'11 x 8'1

uPVC double glazed windows and panels to front and rear aspects, uPVC double glazed double doors to side aspect, ceiling fan/light

First Floor

LANDING: 6'4 x 6'4

Access to loft

BEDROOM ONE: 13'8 x 8'2

uPVC double glazed window to rear aspect, radiator textured ceiling, laminate wood floor

BEDROOM TWO: 11'3 x 8'2

uPVC double glazed window to front aspect, radiator, textured ceiling, laminate wood floor

BEDROOM THREE: 8'6 x 6'4

uPVC double glazed window to rear aspect, radiator and radiator cover, built-in double wardrobe, laminate wood floor

BATHROOM: 8'0 x 6'4

Opaque uPVC double glazed window to front aspect, part tiled walls, textured ceiling, small, heated towel radiator, twin grip panel bath with Triton shower over, close couple WC, pedestal wash hand basin, wall mounted mirrored medicine cabinet, ceramic tiled floor, built-in boiler cupboard housing gas central heating boiler.

Outside

GARAGE

Located in block to the right of the terrace of houses garage nearest to the terrace.

Metal up and over door to front and parking in front of garage plus one separate space.

GARDENS

Refer to photograph.

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Front



Entrance Hall



Living Room



Living Room



Kitchen



Kitchen



Cloakroom/WC



Landing

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Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Garden



Rear elevation



Garage and Parking

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Material Property Information

Council Tax Band **C** / Amount **£2215.59 p.a**

Rental Asking Price **£1600.00**

Tenure**Freehold**

Property construction **Standard**

Mains Electricity supply **Yes**

Mains Gas Supply **Yes**

Mains Water supply **Yes**

Mains Sewerage **Yes**

Heating Type **Gas**

Broadband**Fibre to House**

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

No of Parking Spaces**2**

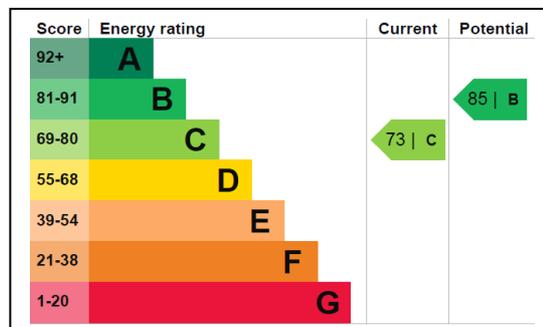
Building safety Any known factors (e.g Radon Gas / Asbestos/ Construction problems ETC **No**

Restrictions /Rights and easements (Any Restrictive covenants and Rights of Way or Easements or Wayleaves on the title..... **No**

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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AVAILABLE:

Date 7th May 2026

RENT:

£1600.00 per calendar month.

RENTAL DEPOSIT

£ 1846.15 (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 including contracted hours of employment

Details of any children

Details of any pets

Required Tenancy Start date

Length of tenancy required

Any special conditions or requirements

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

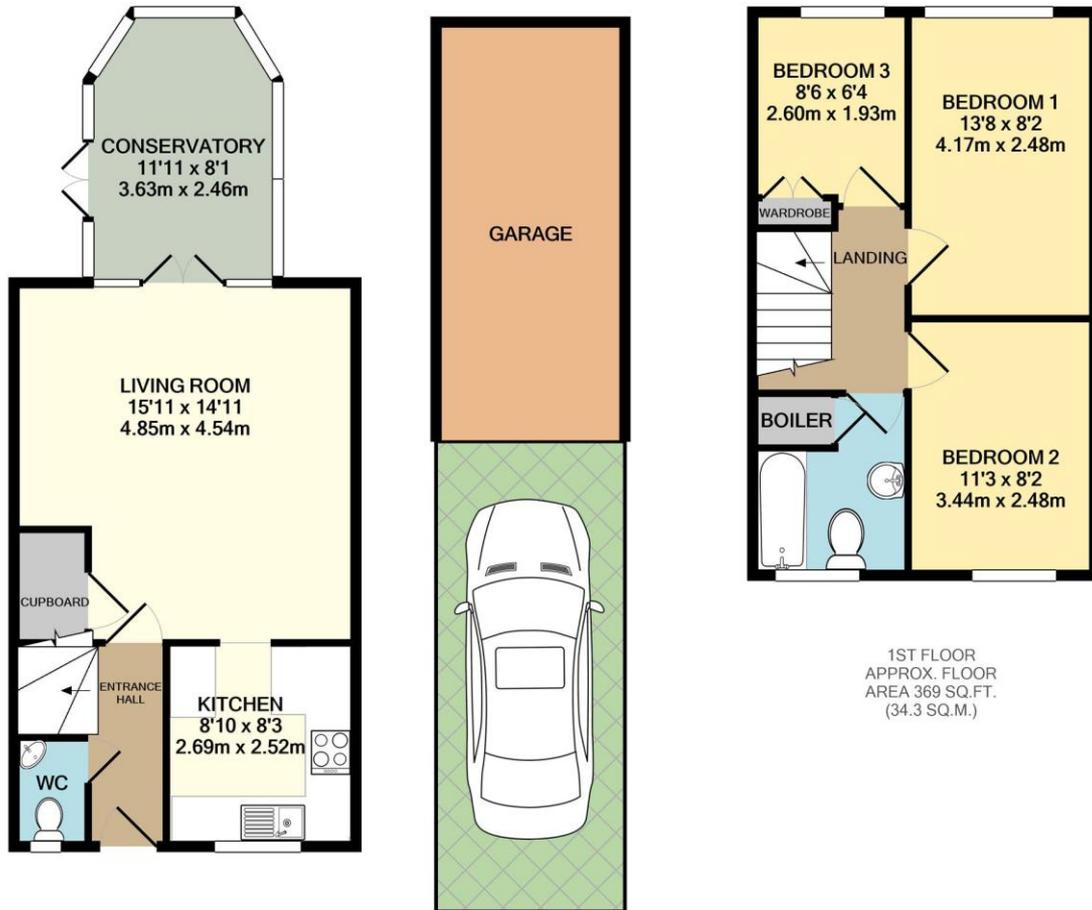
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GROUND FLOOR
APPROX. FLOOR
AREA 614 SQ.FT.
(57.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 983 SQ.FT. (91.3 SQ.M.)

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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