

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**15 Turnpike Road, Caversfield, Oxfordshire. OX27 8UP**

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Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**15 Turnpike Road, Caversfield, Oxfordshire. OX27 8UP**



**An Ex-RAF Two Bedroom End-of-Terrace, with a West Facing Garden, with a Lounge Diner, Kitchen Breakfast Room, Bathroom, Front and Rear Gardens, Overlooking Green Area**

**FREEHOLD (with Fees)**

**£ 300,000**

- ❖ Entrance Hall
- ❖ Lounge Diner with Wood Burning Stove
- ❖ Kitchen Breakfast Room
- ❖ Landing
- ❖ Two Double Bedrooms
- ❖ Bathroom
- ❖ Front and Rear Gardens
- ❖ Overlooking Green Area
- ❖ Private Estate Residents Parking
- ❖ Local Playing Field and Children's Play Park with a Running Track

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### Key Facts for Buyers:

**EPC:** Rating D (67)  
**Council Tax:** Band B  
Approx. £1,916 per annum.

### Ground Floor:

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

#### **ENTRANCE HALL:**

Staircase, radiator.

#### **LOUNGE DINER: 13'9 x 13'0**

Front aspect PVC window, plain plaster ceiling, radiator, fibre to property broadband, fireplace with "Morso Squirrel" wood burning stove, wooden mantle.

#### **KITCHEN BREAKFAST: 16'2 x 7'6**

Rear aspect PVC window, side aspect half glazed side access door to garden, ceramic tiled floor, radiator, wall mounted "Ideal Logic + 30" combi boiler, Range of tall base and eye level units, roll edge laminate worksurfaces, tiled surrounds, 600mm wide tall unit enclosing 1050mm fridge and 650mm freezer, 600mm undersink base unit, 1½ stainless steel sink, 500mm base unit, 800mm corner base unit with 400mm door, integrated 450mm dishwasher, 450mm base unit, second 800mm corner base unit with 400mm door, 600mm base unit, stainless steel and glass fan oven/grill, 4-ring stainless steel hob, stainless steel extractor hood, 800mm cutlery and pan drawer.

### First Floor:

#### **LANDING:**

Side aspect PVC window, plain plaster ceiling, access to loft space, stripped pine doors to all rooms.

#### **BATHROOM: 6'10 shortening to 6'0 x 6'2**

Side aspect PVC window, plain plaster ceiling, extractor fan, vinyl flooring, chrome heated towel rail, panel enclosed enamelled bath with mixer tap, shower attachment, sliding head support, pedestal wash hand basin, dual flush close coupled WC.

#### **BEDROOM ONE: 13'3 x 11'7**

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

#### **BEDROOM TWO: 10'1 x 9'10**

Rear aspect PVC window, plain plaster ceiling, radiator.

### Outside:

**FRONT GARDEN:** refer to photograph

**REAR GARDEN:** refer to photographs  
Tap, timber shed.

### Management Fees:

**Management Company:** Caversfield Management Company

**Management Charges:** £625 per annum paid either annually or monthly via direct debit.

The management fee includes all water as well as maintenance and mowing of all common areas and grounds, with multiple maintained green spaces, such as the grass out the front and next to the property. These green spaces are free for estate residents to use.

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Front Door and Entrance Hall



Lounge Diner



Lounge Diner



Lounge Diner



Wood Burning Stove



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room

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Bathroom



Bathroom



Bedroom One



Bedroom One



Bedroom One



Bedroom One

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Bedroom Two



Bedroom Two



Rear garden



Rear Garden



Rear Elevation



Private Residential Parking



Street Scene

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

EPC

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### Space for Notes

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