

BARTON FLEMING LETTINGS Ltd.

—• INDEPENDENT LETTING AGENTS •—



12 Roman Way, Bicester, Oxon OX26 6FJ

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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

12 Roman Way, Bicester, Oxon OX26 6FJ



A Two Bedroom Semi-Detached House Situated in Bicester Town Centre with a Garage and Parking Space

FREEHOLD

£ 1300.00 PCM

- ❖ Town Centre Location
- ❖ Canopy Porch
- ❖ Living Room with new electric fire
- ❖ Kitchen with new Cooker
- ❖ First Floor Landing
- ❖ Double Bedroom One
- ❖ Single Bedroom Two
- ❖ Bathroom with shower over bath
- ❖ Enclosed Rear Garden
- ❖ Garage and Allocated Parking Space

VIEWING
APPOINTMENT:

DAY:

TIME:

Telephone 249922

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CANOPY PORCH:

Front door to:

LIVING ROOM: 15'11 X 11'8

Front aspect PVC double-glazed window, two radiators, Two wall lights, TV point, Fireplace with remote control electric coal effect fire with polished stone hearth & surround and wooden mantel, sky leads, dimmer switch, central heating thermostat, panel door to:

KITCHEN: 5'10 x 11'8.

Rear aspect PVC double-glazed window and door, 'Artex' ceiling, wall mounted 'Potterton' gas combination boiler, vinyl floor tiles, radiator. Range of base and wall units with grey door and drawer front roll edge marble effect laminate work surfaces and tiled surrounds, 'Belling' cooker with 4 solid plate hob and double oven and grill.

LANDING: 3'10 x 5'10

Doors to Bedrooms and Bathroom.

BEDROOM ONE: 10'10 x 9'8 (to wardrobes)

Front aspect PVC double-glazed window, radiator, 'Artex' ceiling, built-in wardrobes with sliding doors and over head lockers, built-in linen cupboard with double doors.

BEDROOM TWO: 11'1 x 5'6

Rear aspect PVC double-glazed window, radiator, 'Artex' ceiling, Access to loft.

BATHROOM: 5'6 x 5'9

Rear aspect PVC double-glazed window, radiator, twin grip panel bath with mains fed shower over, tiled surrounds, close-coupled wc, pedestal wash hand basin, shaver socket, wall mounted medicine cabinet with mirror doors, vinyl floor covering.

OUTSIDE

FRONT:

Lawn area with mature trees to front and side

REAR:

Paved patio and bin store with 2 lawn areas and path leading to garage and gated side access

DETACHED SINGLE GARAGE:

Up-and-over doors to front and rear

PARKING:

Allocated off street parking space opposite garage

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Front



Living Room



Living Room



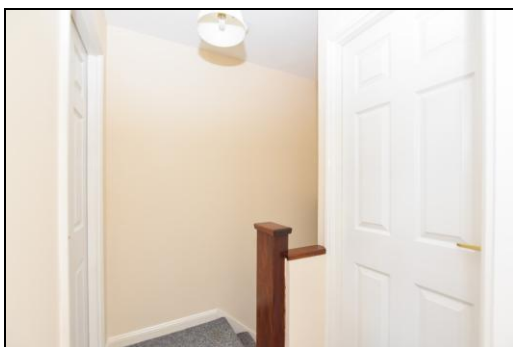
Boiler



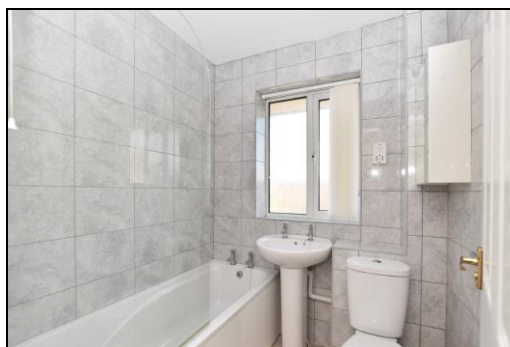
Kitchen



Kitchen



Landing



Bathroom

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Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Rear Garden



Rear Elevation



Garage



Parking Space

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Material Property Information

Council Tax Band B / Amount £2032.31 per year

Rental Asking Price £1400.00

TenureFreehold

Property construction Standard

Mains Electricity supply Yes

Mains Gas Supply Yes

Mains Water supply Yes

Mains Sewerage Yes

Heating Type Gas

Broadband Fibre to Cabinet and Copper to House

Parking..... Driveway

No of Parking SpacesOne

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

AVAILABLE:

10th December 2026

RENT:

£1400.00 per calendar month.

Rental Deposit:

£1615.38 (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 **B**

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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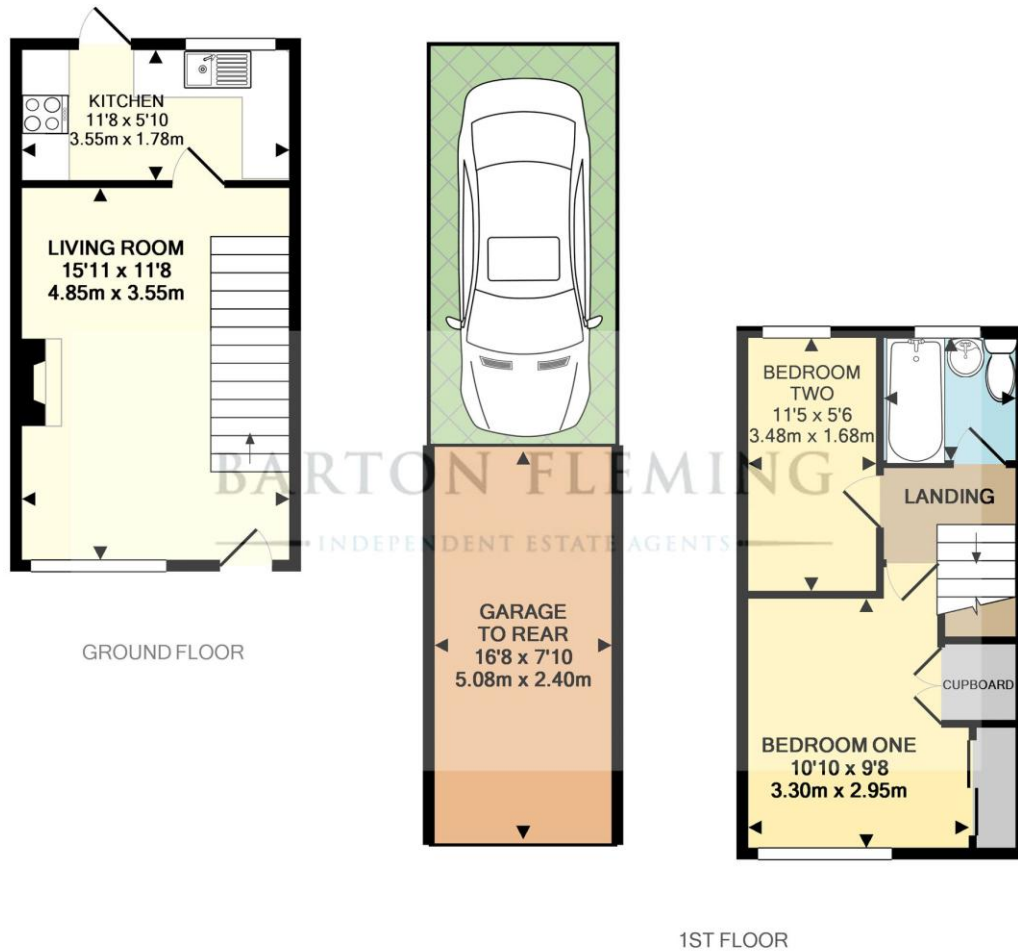
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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MISREPRESENTATION ACT 1967

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.