

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



1 The Villas, Wendlebury, Oxfordshire. OX25 2PW

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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

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NO UPPER CHAIN

Backing onto a Paddock, A Three-Bedroom Semi-Detached House with an 83Ft Rear Garden, Living Room, Dining Room, Kitchen, Conservatory, Bathroom and Separate WC, and Rear Vehicle Access

FREEHOLD

Offers in Excess of: £ 425,000

- ❖ Entrance Hall
- ❖ Living Room
- ❖ Dining Room
- ❖ Kitchen
- ❖ Conservatory
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and Separate WC
- ❖ Front and Rear Gardens with Rear Vehicular Access
- ❖ Overlooking Paddock to the Rear

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Key Facts for Buyers:

EPC: Rating E (40)
Council Tax: Band C
Approx. £2,314 per annum.

Ground Floor:

Half-glazed PVC front door to:

ENTRANCE HALL:

Front aspect full length window adjacent to front door, coving, radiator, staircase, central heating thermostat.

LIVING ROOM: 13'10 x 12'10

Front aspect PVC bay window, coving, radiator, fireplace.

DINING ROOM: 11'8 x 10'10

Rear aspect PVC sliding patio door to conservatory, coving, radiator, TV lead, herringbone wood flooring.

KITCHEN: 10'10 x 8'0

Side aspect half glazed PVC door, rear aspect PVC window, wall mounted "Worcester Greenstar RI" boiler, radiator, ceramic tiled floor, understairs cupboard. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, 600mm slot for automatic washing machine, 150mm tray space, 1000mm undersink corner base unit with 600mm door, 1½ bowl Earthenware sink, 1000mm corner base unit and 600mm door, space for full size electric cooker, further 600mm base unit under 1150mm worksurface, space or upright fridge freezer.

CONSERVATORY: 12'1 x 9'4

Vaulted and plastic tongue and groove lined ceiling, plastered walls, dwarf base, PVC window sections, PVC French doors, ceramic tiled floor, 13amp power socket, TV point.

First Floor:

LANDING:

Side aspect PVC window, coving, access to loft space, airing cupboard.

WC: 5'6 x 2'9

Side aspect PVC window, radiator, ceramic tiled floor, half tiled walls, close coupled WC.

BATHROOM: 5'6 x 4'11

Rear aspect PVC window, radiator, ceramic tiled floor, fully tiled walls, panel enclosed bath, mixer tap, "Mira Jump" electric shower over, sliding head support, pedestal wash hand basin.

BEDROOM ONE: 12'10 x 10'9

Front aspect PVC bay window, coving, radiator.

BEDROOM TWO: 11'8 x 10'10

Rear aspect PVC window, coving, radiator.

BEDROOM THREE: 8'11 x 7'3

Front aspect PVC window, radiator, bulkhead cupboard.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Approx. 83 ft x 38 ft. Rear vehicular access, backs on to paddock.

See special note on page 7.

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Front



Entrance Hall and Boiler



Living Room



Living Room



Living Room



Conservatory



Dining Room



Dining Room

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Kitchen



Kitchen



Kitchen



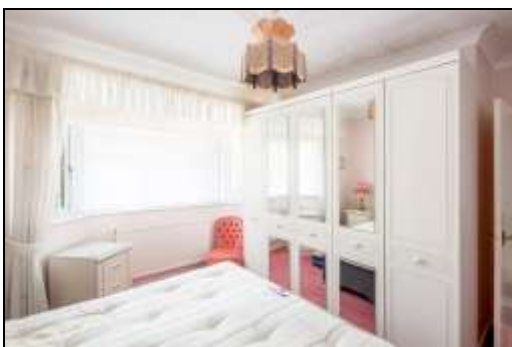
Bathroom and WC



Bedroom One



Bedroom One



Bedroom One



View from Bedroom One

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Rear Garden



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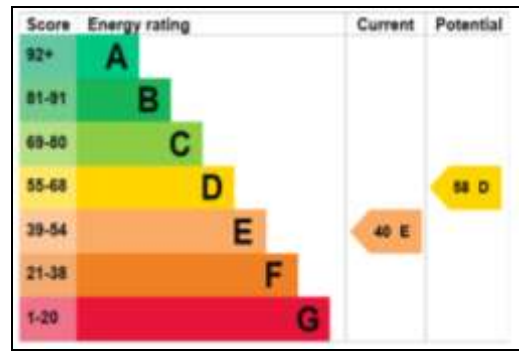
Rear Garden



Rear Elevation



Side Elevation



EPC

Special Note for Solicitors from the Agent:

The property consists of two parcels of registered land. The main one being the house and most of garden, Title No. ON 272252 and a separate parcel to the rear, Title No. ON205228. The two making up the complete plot.

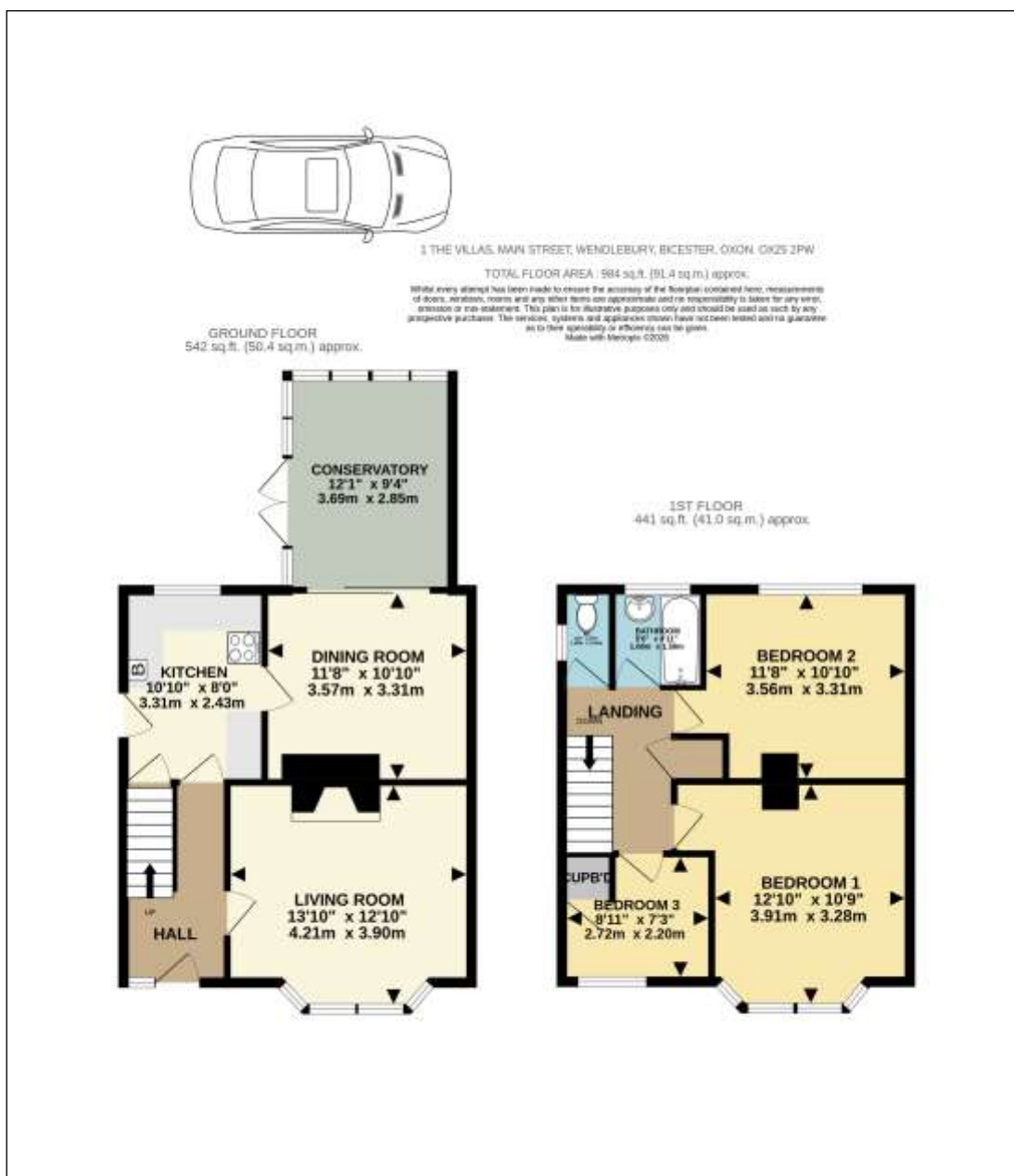
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