

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

To Let



**2 The Approach
Bicester
Oxon
OX26 2DT**

BARTON FLEMING LETTINGS Ltd.

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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

2 The Approach, Bicester, Oxon OX26 2DT



A three bedroom semi-detached house with refitted Dining Kitchen Driveway and Car port

TO LET

£ 1600.00 PCM

- ❖ ENTRANCE HALL
- ❖ LIVING ROOM
- ❖ RE-FITTED DINING KITCHEN
- ❖ GROUND FLOOR BATHROOM/SHOWER
- ❖ LANDING
- ❖ 3 BEDROOMS
- ❖ NEW BLOCK PAVED DRIVEWAY AND CARPORT
- ❖ GARDEN TO FRONT
- ❖ ENCLOSED REAR GARDEN PATIO AND GARDEN SHED

VIEWING AP-
POINTMENT:

DAY:

TIME:

Telephone 241616

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Ground Floor:

ENTRANCE HALL: 3'9 x 6'4

uPVC Opaque double glazed door to Car port, Opaque uPVC Double glazed window to Car port, Radiator, texture ceiling, part ceramic tiled floor part carpeted floor.

LIVING ROOM: 11'11 x 18'4

uPVC double glazed window to front aspect, uPVC double glazed window to car port 2 x radiators, textured ceiling.

DINING KITCHEN: 15'5 x 11'6 Max, 5'11 min.

uPVC double glazed window to rear aspect, uPVC double glazed double French doors to rear aspect, recently fitted with a range of base and eye level units with white coloured door and drawer fronts and stainless steel bar handles, roll top black granite effect work surfaces, single drainer stainless steel sink unit with mixer tap, ceramic electric hob and Built -in electric oven, cream coloured small tiled splash backs, stainless steel panel splash back behind hob, stainless steel carbon filter extractor hood., laminate wood flooring

GROUND FLOOR BATHROOM: 8'0 x 5'11

Opaque uPVC double glazed window to rear aspect, radiator, part-tiled part aqua boarded walls, pedestal wash hand basin, close coupled WC, Panel bath with mixer tap and shower attachment, wall mounted medicine cabinet with mirrored door fronts, vinyl floor covering

First Floor

LANDING: 8'1 x 6'0

uPVC double glazed window to rear aspect, radiator, access to loft

BEDROOM ONE: 12'0 x 11'11

uPVC double glazed window to front aspect, radiator

BEDROOM TWO: 8'2 x 11'11

uPVC double glazed window to rear aspect, radiator, built in cupboard housing new gas Worcester central heating combi boiler

BEDROOM THREE: 12'0 x 6'1

uPVC double glazed window to front radiator

Outside

DRIVEWAY & CAR PORT:

New block paved driveway and Car port with double gates leading to back garden.

GARDENS

Enclosed rear garden and patio with new metal garden shed

N.B The Garage located in the rear garden is not included in the tenancy as it is used by the landlord for storage.

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Front



Entrance Hall



Living Room



Living Room



Dining Kitchen



Dining Kitchen



Dining Kitchen



Dining Kitchen

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Ground Floor Bathroom



Landing



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three



Rear patio and garden (Exclude Garage)



Rear Elevation (Exclude Garage)

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Material Property Information

Council Tax Band **B** / Amount **£1938.64**

Rental Asking Price **£1600**

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 Cabinet and Copper to House**

Parking..... **Driveway and Car Port**

No of Parking Spaces..... **2 in Tandem**

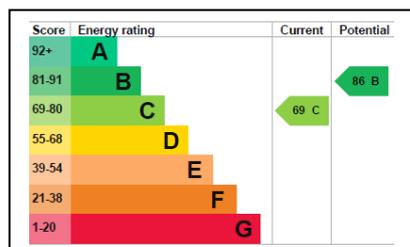
Building safety Any known factors (e.g Radon Gas / Asbestos/ Construction problems ETC **No**

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 Immediately

RENT:

£1600 per calendar month.

LENGTH OF TENANCY: 12 Months

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 **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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TOTAL FLOOR AREA : 1031 sq.ft. (95.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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