

BARTON FLEMING LETTINGS Ltd.

— • INDEPENDENT LETTING AGENTS • —

To Let



**73 ISIS AVENUE,
BICESTER,
OXON
OX26 2GR**

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

Web: www.bartonfleming.co.uk

E-mail: lettings@bartonfleming.co.uk

62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

241616

73 ISIS AVENUE, BICESTER, OXON OX26 2GR



A two bedroom cluster house with a downstairs WC and Jack and Jill Bathroom and a parking space to rear.

TO LET

£ 1250 .00 PCM

- ❖ Enclosed Front Garden
- ❖ Entrance Hall
- ❖ Lounge Diner with door to front garden
- ❖ Cloaks/WC
- ❖ Kitchen
- ❖ Landing
- ❖ Double Bedroom 1 and Single Bedroom 2
- ❖ Jack and Jill Bathroom
- ❖ 1 Parking Space to Rear

**VIEWING AP-
POINTMENT:**

DAY:

TIME:

Telephone 241616

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Ground Floor:

FRONT GARDEN

Paved Patio area, Gravel beds and concrete path to front door, paved and gravel path to side shed.

ENTRANCE HALL: 5'9 x 5'10

Opaque uPVC double glazed front door, radiator textured ceiling opaque glazed panel to cloakroom, laminate wood floor stairs to first floor.

LOUNGE/DINING ROOM: 20'6 x 9'7

uPVC double glazed window to front aspect, uPVC double glazed door to front aspect, radiator, fitted shelves, laminate wood floor, panel doors to entrance hall, cloakroom and kitchen.

CLOAKROOM/WC : 7'7 x 2'10

Opaque glazed panel to entrance hall, close couple WC, wash hand basin, internal door to side store/ meter cupboard, vinyl floor covering

KITCHEN 8'10 x 7'2

uPVC double glazed window to side aspect, textured ceiling, fitted with a range of base and eye level units with light oak coloured laminate door and drawer fronts and brushed aluminium handles, roll top laminate work surfaces, single drainer stainless steel sink unit, space for Fridge Freezer, 'Logik' free-standing cooker with gas hob and oven and grill, tiled splash back, wall mounted 'Icos' Gas central heating boiler and controls, ceramic tiled floor

First Floor

LANDING: 2'11 x 6'4

uPVC double glazed window to side aspect, textured ceiling, built-in airing cupboard with hot water cylinder, doors to bedroom 1 and bedroom 2.

BEDROOM ONE: 11'7 x 9'8

uPVC double glazed window to front aspect, radiator, textured ceiling, laminate wood floor, built-in eaves storage cupboard, door to 'Jack and Jill' bathroom

BEDROOM TWO: 9'1 x 6'5

uPVC double glazed window to side aspect, textured ceiling, access to loft, radiator, laminate wood floor, door to 'Jack and Jill' bathroom .

'JACK & JILL' BATHROOM: 4'10 x 9'7

Plain plastered ceiling , extractor fan, fully tiled walls, chrome towel radiator, close couple WC, Vanity wash hand basin with cupboards below and mixer tap, 'P' shaped shower bath with Triton Enrich shower over and glass shower screen

Outside

PARKING

1 parking space in front of garage to the rear of the house nearest to the property
(Garage is not included)

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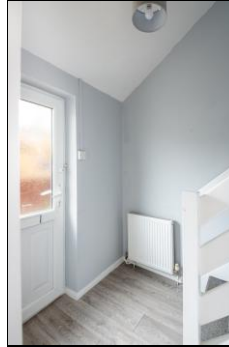
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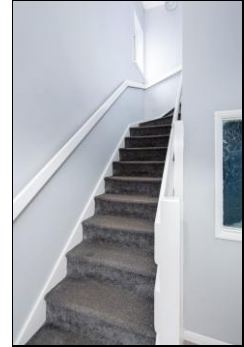
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Front



Entrance Hall



Lounge Diner



Lounge Diner



Lounge Diner



Cloakroom /WC



Kitchen



Kitchen

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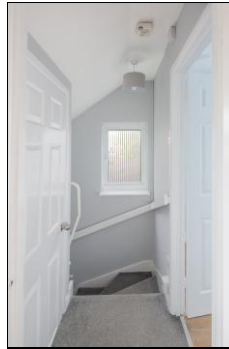
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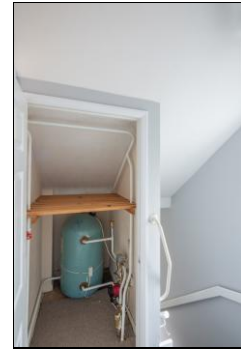
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Kitchen



Landing



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



'Jack & Jill' Bathroom



'Jack & Jill' Bathroo

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Material Property Information

Council Tax Band**B**..... / Amount **£203** per month

Rental Asking Price **£1.250 per month**

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..... On Street

No of Parking Spaces 0

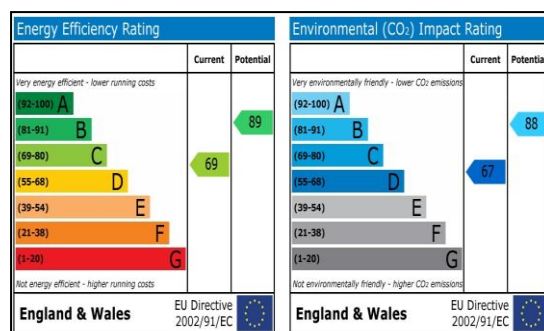
Building safety Any known factors (e.g. Radon Gas / Asbestos/ Construction problems ETC
..... **No**

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 Now.

RENT:

£1250.00 per calendar month.

RENTAL DEPOSIT

£1442.31 (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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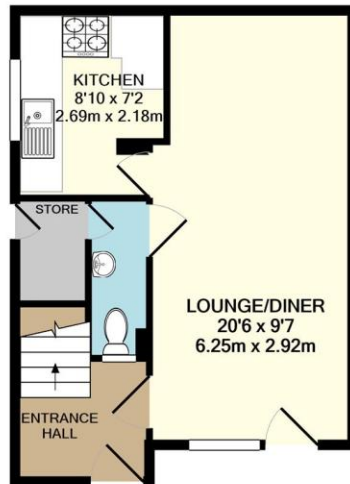
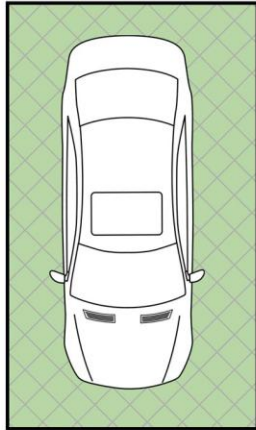
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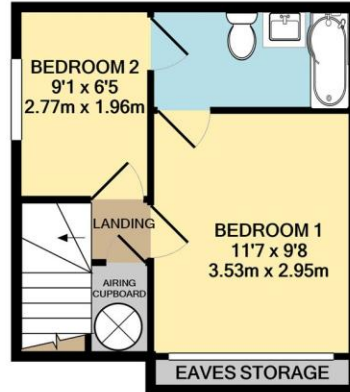
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GROUND FLOOR
APPROX. FLOOR
AREA 333 SQ.FT.
(31.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 276 SQ.FT.
(25.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 609 SQ.FT. (56.6 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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