BARTON FLEMING

INDEPENDENT ESTATE AGENTS



1 Page Turner Court, Merton Road, Ambrosden
Oxfordshire. OX25 2LR

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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

1 Page Turner Court, Merton Road, Ambrosden, Oxfordshire. OX25 2LR



A Three Bedroom Link Detached House on a Corner Plot with Cloakroom, Living Room, Kitchen Diner, Bathroom and En-Suite, Front, Rear and Side Gardens and a Garage converted into a Utility Area and a Gym

FREEHOLD **Guide Price: £375,000 - £ 400,000**

- Entrance Hall
- Cloakroom
- Living Room
- Kitchen Diner
- Garage converted into a Utility Area and a Gym
- Landing
- Three Bedrooms
- Bathroom and En-Suite
- Front Rear and Side Gardens
- Off-Road Parking for Two Cars

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Key Facts for Buyers:

EPC: Rating of C (71).
Council Tax: Band D
Approx. £2,603 per annum.

Ground Floor:

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

ENTRANCE HALL: 6'3 x 5'6

CLOAKROOM: 5'6 x 2'11
Side aspect PVC window, plain plaster ceiling, downlighting, radiator, click laminate flooring, close coupled WC, wall hung wash hand basin.

LIVING ROOM: 18'0 x 12'7
Front and side aspect PVC windows, side aspect PVC French doors, plain plaster ceiling, click laminate flooring, two radiators, broadband hub, three wall light points, fireplace with painted mantle, marble hearth and surround.

KITCHEN DINER: 18'0 x 14'2 narrowing to 10'11
Front, rear and side aspect PVC windows, plain plaster ceiling, downlighting, ceramic tiled floor, RCD/MCB electricity consumer unit (*metal cased*), wall mounted "Vaillant" boiler, understairs cupboard, radiator.

Kitchen Area: Space for 900mm wide fridge freezer, 400mm integrated bins, 800mm undersink base unit with two 400mm doors, 1½ bowl acrylic sink, space for 450mm slimline dishwasher, 1000mm corner base unit with 500mm doors and magic corner baskets, 610mm space for a slot-in gas cooker, 1000mm corner base unit with 500mm door and magic corner, two 800mm cutlery and pan drawers.

Dining Area: space for dining table and chairs for up to 8 people.

GARAGE CONVERSION:

Utility Area (8'10 x 8'8): Base units, 500mm undersink base unit, 1000mm corner base unit with 500mm door, space for automatic washing machine, space for tumble dryer, 500mm wide tall unit, door to:

Gym Area (9'3 x 8'0): French doors to garden, access to loft space, light and power.

First Floor:

LANDING:
Rear aspect PVC window, plain plaster ceiling, access to loft space, radiator.

BATHROOM: 7'6 x 5'6
Rear aspect PVC window, plain plaster ceiling, downlighting, extractor fan, ceramic tiled floor (*polished mirror fleck*), radiator, panel enclosed bath, mixer tap, shower attachment, fixed support, close coupled WC, pedestal wash hand basin.

BEDROOM ONE: 11'10 x 10'11 extending to 14'1
Front and side aspect PVC windows, plain plaster ceiling, radiator, dimmer switch.

EN-SUITE: 9'6 x 5'6
Side aspect PVC window, plain plaster ceiling, downlighting, extractor fan, vinyl flooring, chrome heated towel rail, 1180mm x 880mm quadrant shower enclosure, thermostatic shower, rain head, second hand held head, sliding head support, single moulded basin and concealed cistern dual flush WC with built-in furniture, shaving socket.

BEDROOM TWO: 12'7 x 8'11
Front and side aspect PVC window, plain plaster ceiling, overstairs bulkhead cupboard, dimmer switch.

BEDROOM THREE: 9'3 x 8'7
Side aspect PVC window, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: refer to photograph
Parking for Two Cars.

REAR GARDEN: refer to photographs
Patio, side aspect gate, outside tap, outside courtesy light.

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Front





Entrance Hall and Cloakroom



Living Room



Living Room



Living Room



Kitchen Diner



Kitchen Diner



Kitchen Diner

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Kitchen Diner



Utility Room



Gym



Bathroom



Bedroom One



Bedroom One



En-Suite to Bedroom One



En-Suite to Bedroom One

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Bedroom Two



Bedroom Three



Rear Garden



Rear Elevation



Rear Garden

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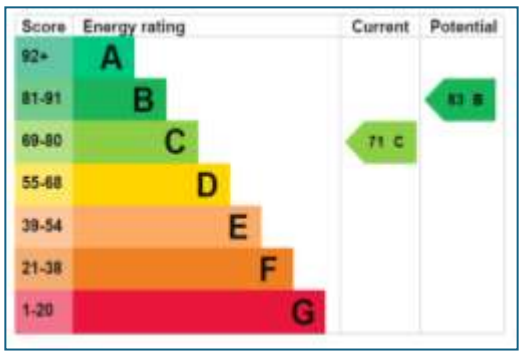
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Garage



EPC

Space for Notes

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