

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**22 Iris Close, Ambrosden,
Bicester, Oxfordshire.
OX25 2DH**

***40% Shared Ownership with stair-casing option. A Nicely Positioned
Two Bedroom Semi-Detached in Stone with a South-West Garden,
Garden Office and Parking to the front for two cars.***

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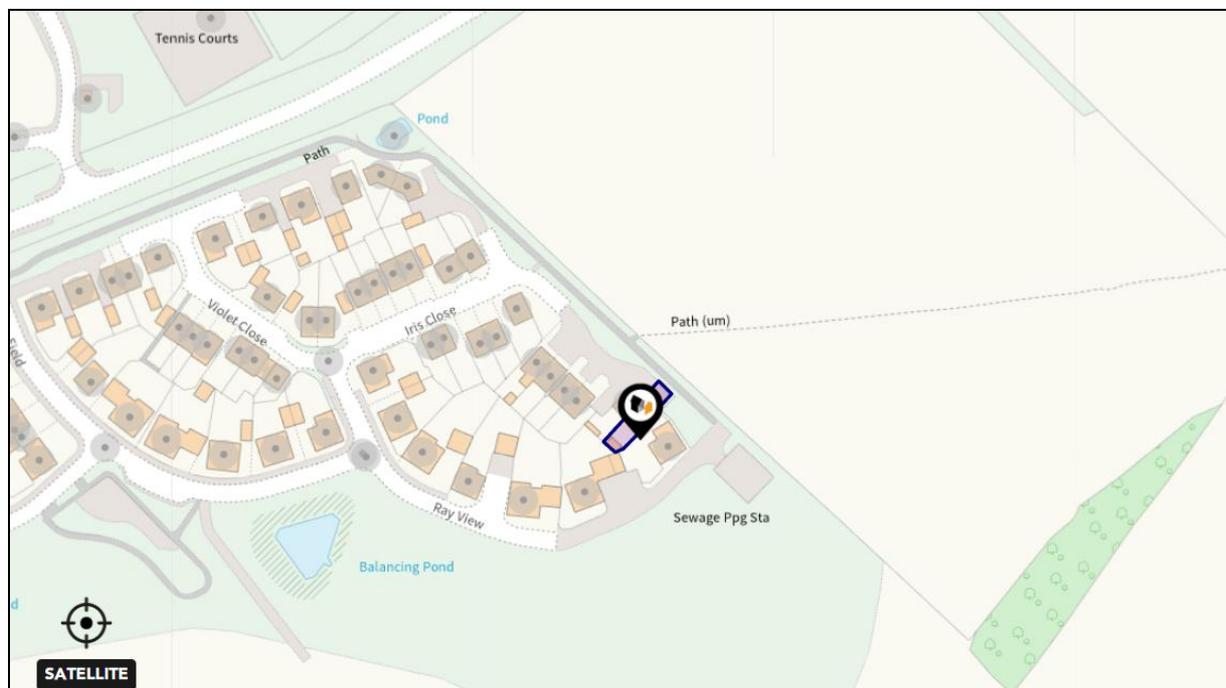
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

22 Iris Close, Ambrosden, Bicester, Oxfordshire. OX25 2DH



40% Shared Ownership Two Bedroom Semi-Detached in Stone with a Garden Office and wider than many comparable properties at 16Ft4 (nearly 5m) wide, Parking for 2 cars side-by-side to the front. Lease can be stair-cased all the way to 100%.

LEASEHOLD (40% Shared Ownership)

£ 136,000

- ❖ Semi-Detached in Stone Construction
- ❖ Entrance Hall, Cloakroom
- ❖ Kitchen
- ❖ Lounge Diner with door to the garden
- ❖ Landing, Two Really Good Size Bedrooms
- ❖ Bathroom
- ❖ Front & Parking
- ❖ South-West Facing Rear Graden
- ❖ Garden Office & Shed Combination

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Key Facts for Buyers:

EPC: Rating of B (84).
Council Tax: Band C
Approx. £2,190 per annum.

Leashold Information:

Freeholder & Housing Association:
Thrive Homes, 40% share. 125 year lease from 31-3-2020 with 118 years remaining.
Rent: £513.58 (remaining 60%).
Service Charge: £65.61

Ground Floor:

PITCHED OPEN PORCH:

Part glazed security front door to:

ENTRANCE HALL:

Plain plaster ceiling, radiator, luxury vinyl flooring, understairs cupboard, staircase, central heating thermostat (*downstairs zone and landing*).

CLOAKROOM: 6'0 x 3'2.

Plain plaster ceiling, extractor fan, vinyl flooring, radiator, dual flush close coupled WC, pedestal wash hand basin.

KITCHEN: 8'11 x 8'10.

Front aspect PVC window, plain plaster ceiling, radiator, vinyl flooring, "Ideal Logic ESP1 3 combi" boiler. Range of tall, base and eye level units, roll edge laminate upstands, 220mm blank space, space for dishwasher, space for automatic washing machine, 600mm undersink base unit, 4-ring stainless steel gas hob, 400mm base unit, 800mm base corner unit with 300mm door, 500mm cutlery and pan drawer, tall 600mm wide unit, second tall 600mm unit enclosing 840mm fridge and 840mm freezer (*4 drawers*).

LOUNGE DINER: 16'4 x 12'6.

Rear aspect half glazed security door, rear aspect PVC window, plain plaster ceiling, two radiators, built-in cupboard, multi-media point.

First Floor:

LANDING:

Plain plaster ceiling, access to loft space, radiator.

BATHROOM: 6'11 x 6'9.

Rear aspect PVC window, plain plaster ceiling, extractor fan, vinyl flooring, radiator, panel enclosed bath with mixer tap, thermostatic shower, sliding head support, screen, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM ONE: 10'2 x 12'11 extending to 16'4.

Two front aspect PVC windows, plain plaster ceiling, bulkhead cupboard, radiator, central heating thermostat (*upstairs zone*).

BEDROOM TWO: 14'7 x 9'1.

Rear aspect PVC window, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Outside gas and electric meter box, side gate, outside tap, outside courtesy light.

GARDEN OFFICE: 8'7 x 7'9.

¾" (19mm) Pine construction with insulation, sealed unit double glazed window, half sealed unit double glazed door, light and power, insulated.

SHED: 7'9 x 3'11.

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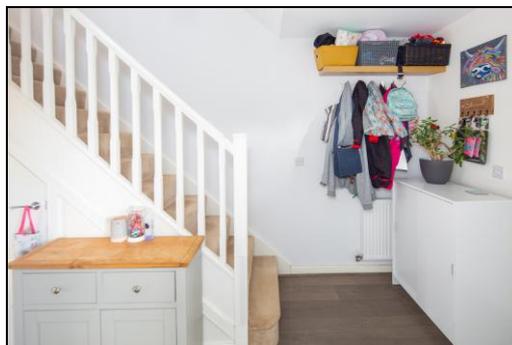
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Front & 2 parking spaces side-by-side



Hall



Hall & Cloakroom



Lounge-Diner



Lounge-Diner



Lounge-Diner



Kitchen



Kitchen

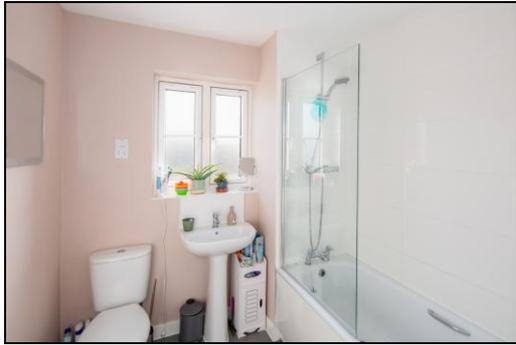
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Bathroom



Bedroom One



Bedroom One



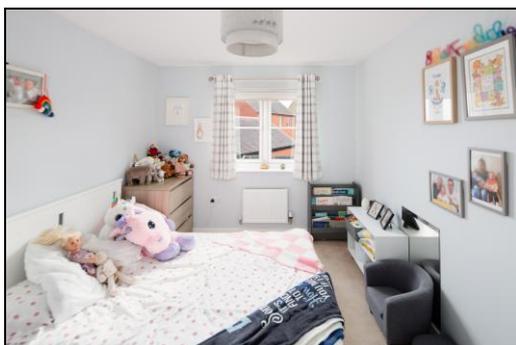
Bedroom One



Bedroom Two



Bedroom Two



Bedroom Two



Garden Office

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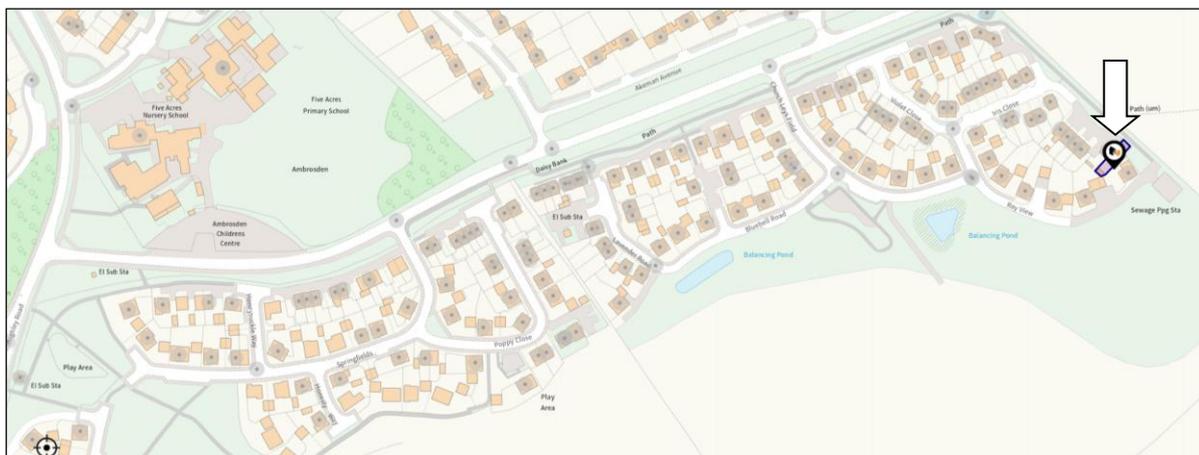
Parking for two cars to the front

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC



Rear Garden



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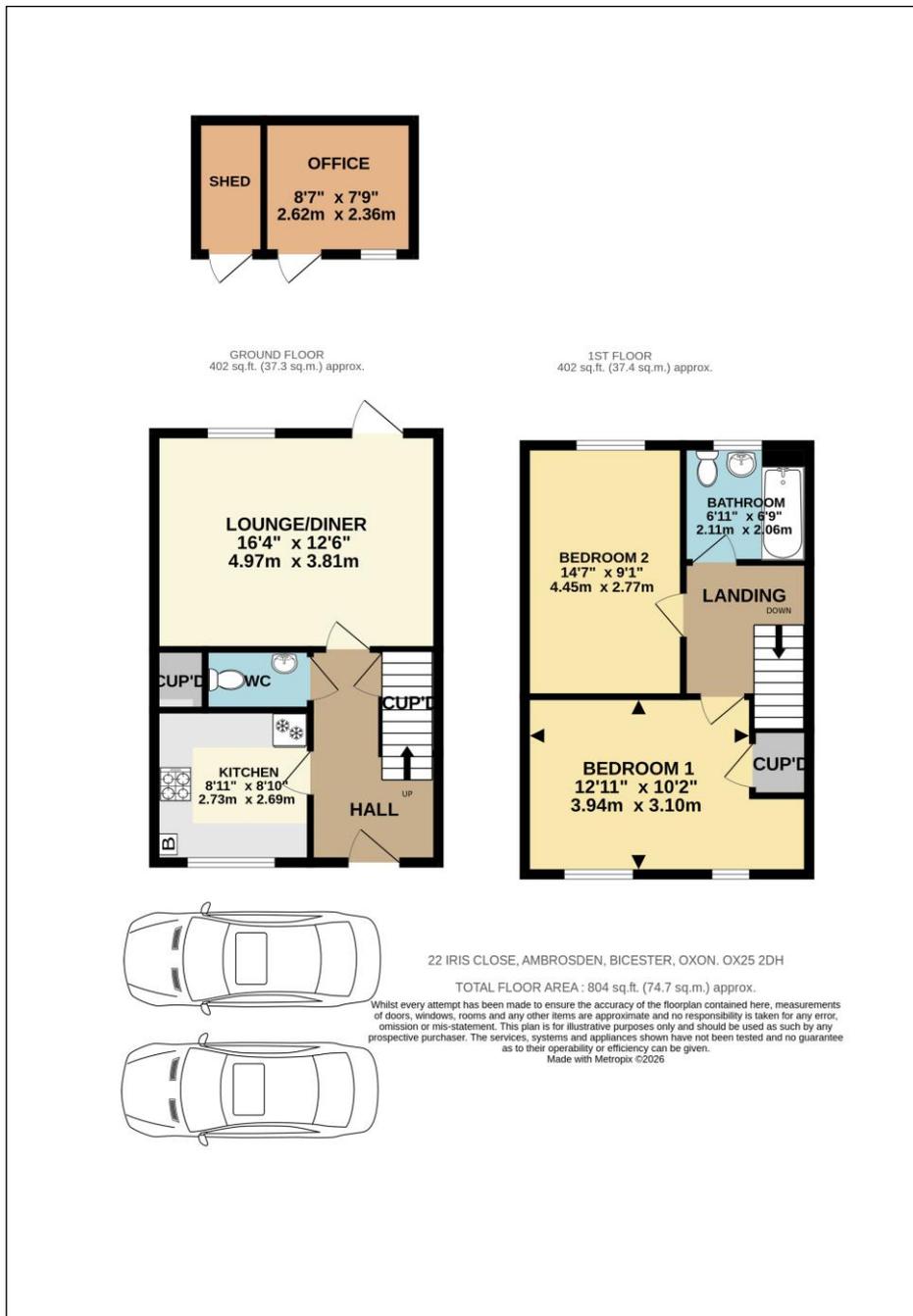
Space for Notes:

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