

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**19 Building 20, Orchard Square,
Caversfield, Bicester, OX27 8AB**

BARTON FLEMING

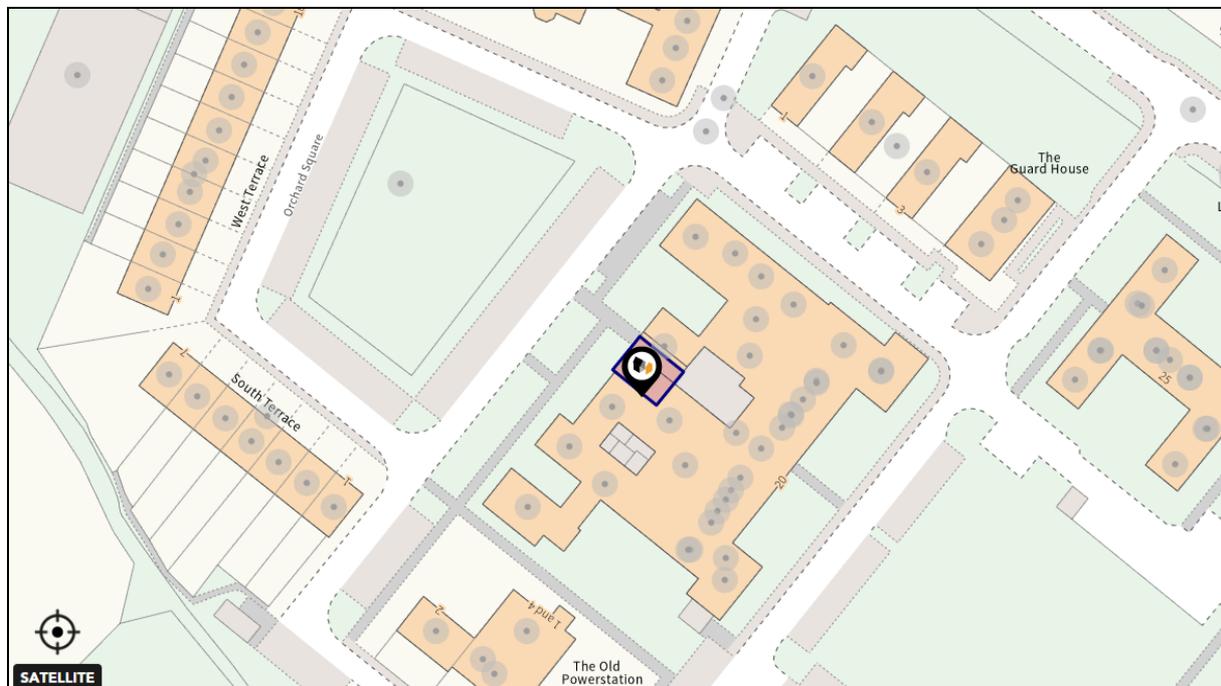
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Web: www.bartonfleming.co.uk
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

19 Building 20, Orchard Square, Caversfield, OX27 8AB



Situated in the Sought-After Garden Quarter and converted from the former RAF Hospital, a Three Bedroom Home with Cloakroom, Kitchen Diner and Bedroom with En-Suite to the Ground Floor, Living Room, Two Further Bedrooms and Bathroom to the First Floor and Two Allocated Parking Spaces.

FREEHOLD (with fixed fees)

£ 425,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Ground Floor Bedroom Three with En-Suite
- ❖ Kitchen Diner
- ❖ First Floor Living Room
- ❖ Two Further First Floor Bedrooms
- ❖ First Floor Bathroom
- ❖ Two Allocated Parking Spaces in Marked Bays
- ❖ Communal Private Park and Communal Bike Storage

VIEWING
APPOINTMENT:

DAY:

TIME:

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Ground Floor:

COVERED COMMUNAL WAY:

Outside courtesy light, part-glazed wooden front door to:

ENTRANCE HALL:

Plain plaster ceiling, downlighting, ceramic tiled floor, radiators, rear aspect crittal window on staircase.

CLOAKROOM:

Plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, radiator, concealed cistern dual flush WC, wash hand basin.

BEDROOM THREE: 9'7 x 8'0

Twin front aspect crittal windows, plain plaster ceiling, radiator, dimmer switch.

EN-SUITE: 7'8 x 3'3

Plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, half tiled walls, chrome heated towel rail, 900mm x 740mm shower enclosure with thermostatic shower, sliding head support, concealed cistern dual flush WC, wall mounted wash hand basin.

KITCHEN: 13'11 x 13'8

Twin side aspect crittal windows, plain plaster ceiling, downlighting, radiator, Oak flooring, built-in cupboard enclosing "Glowworm" boiler and RCD/MCB electricity consumer unit. Range of tall base and eye level units, roll edge laminate worksurfaces, tiled surrounds, integrated 1000mm fridge, 640mm (3-drawers) freezer, 600mm cutlery and pan drawer, double cavity stainless steel and glass fan oven/oven grill, 4-ring stainless steel gas hob, pull out extractor hood over, integrated microwave, 1000mm corner base unit with 600mm door, 500mm base unit, integrated dishwasher, 1½ bowl stainless steel sink, 800mm undersink base unit, integrated washing machine.

First Floor:

LANDING:

Rear aspect crittal window on staircase, plain plaster ceiling, dimmer switch, radiator.

BATHROOM: 7'3 x 6'9

Plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, large mirror, chrome heated towel rail, panel enclosed bath with mixer tap, power shower, head, sliding head support, screen, dual flush concealed cistern WC, wall hung wash hand basin, shaver socket.

LIVING ROOM: 20'10 x 13'8

Two side aspect crittal windows, rear aspect crittal window, plain plaster ceiling, Oak flooring, two radiators, double dimmer switch, TV point, telephone point, "Virgin" box.

BEDROOM ONE: 12'0 x 7'10

Side aspect inward opening wooden French doors and Juliet balcony, radiator, dimmer switch.

BEDROOM TWO: 10'10 x 8'0

Side aspect crittal window, plain plaster ceiling, access to loft space, dimmer switch, radiator.

Outside:

PARKING:

Two allocated parking spaces in marked bays.

Communal Private Park for Residents.

Communal Bike Storage.

Key Facts for Buyers:

EPC: Rating C (73).

Council Tax: Band D

Approx. £2,464 per annum.

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Front



Entrance Hall and Cloakroom



Kitchen Diner



Kitchen Diner



Kitchen Diner



Kitchen Diner



Ground Floor Bedroom Three



Ground Floor Bedroom Three

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En-Suite to Bedroom Three



Landing



Bathroom



First Floor Living Room



First Floor Living Room

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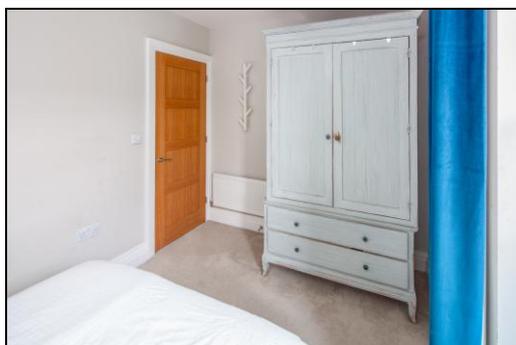
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First Floor Living Room



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

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Allocated Parking For Two Cars

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

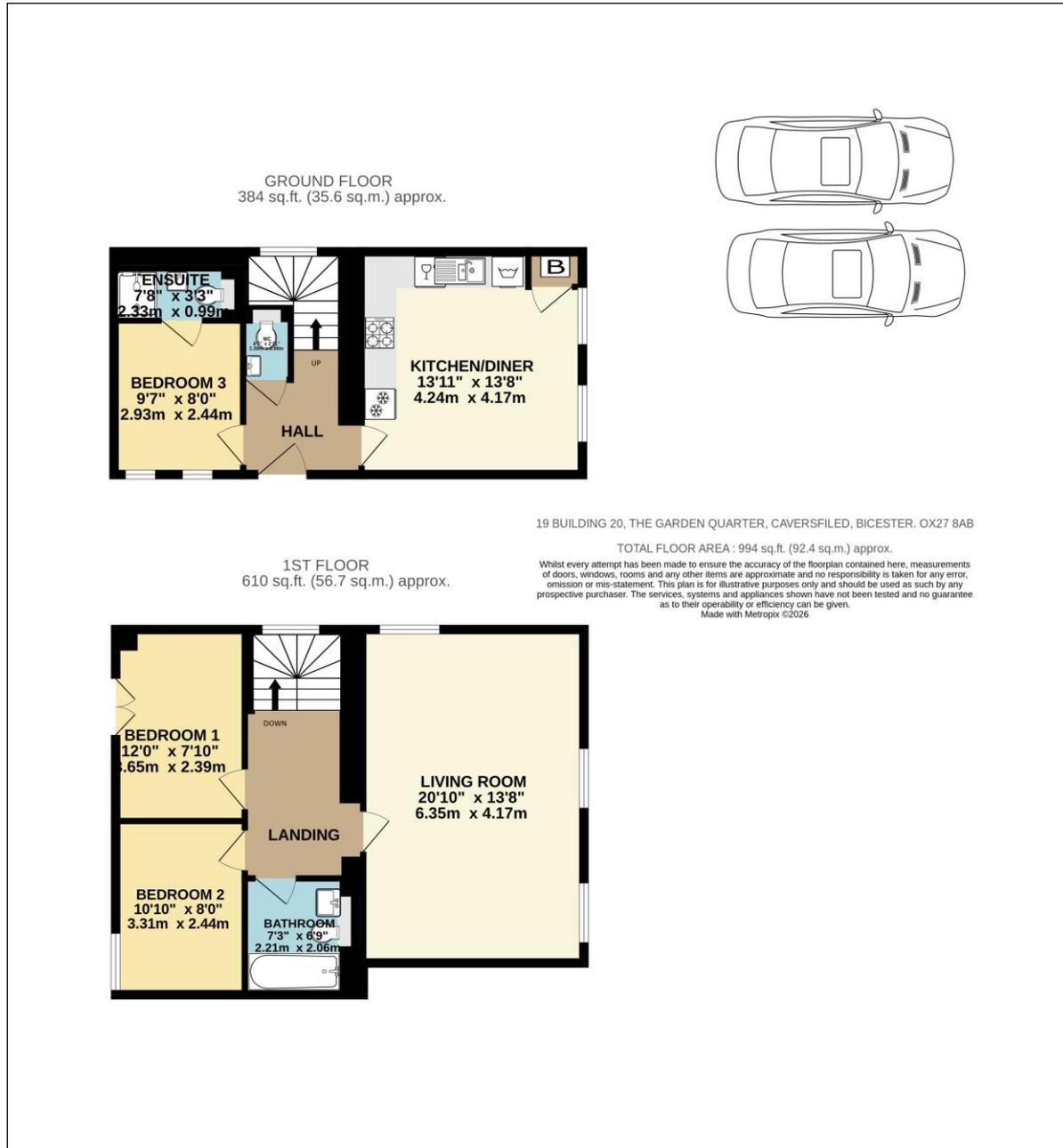
Space for Notes

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