

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

To Let



**17 Goldfinch Close
Bicester
Oxon
OX26 6EN**

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

17 Goldfinch Close, Bicester, Oxon OX26 6EN



**A two bedroom end terrace house with
Driveway and garage**

TO LET

£ 1500.00 PCM

- ❖ **Canopy Porch and Entrance Hall**
- ❖ **Cloakroom/WC**
- ❖ **Living Room**
- ❖ **Breakfast Kitchen**
- ❖ **Landing**
- ❖ **Two Double bedrooms with wardrobes**
- ❖ **En Suite shower to main bedroom**
- ❖ **Family Bathroom**
- ❖ **Rear Garden Garage and Driveway**

VIEWING APPOINTMENT:

DAY:

TIME:

Telephone 241616

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Ground Floor:

CANOPY PORCH

Outside Light, Opaque double glazed front door

ENTRANCE HALL: 3'10 x 5'4

Plain plastered ceiling, coving, radiator, laminate wood floor

CLOAKROOM/WC 4'8 x 3'3

Plain plastered ceiling, extractor fan, radiator, tiles to dado height, pedestal wash hand basin, close coupled WC, laminate wood floor

LIVING ROOM: 14'6 x 7'10min 10'5 maximum

uPVC double glazed window to front aspect, plain plastered ceiling, TV point, satellite leads, fiber broadband connection radiators x 2, fireplace surround with marble inserts and electric fire, laminate wood floor

KITCHEN BREAKFAST 9'1 x 13'5

uPVC double glazed window to rear aspect, uPVC double glazed sliding patio door to rear aspect, fitted with a range of base and eye level units with beech coloured door and drawer fronts, shelves and shelf for microwave oven, Grey marble effect laminate roll top work surfaces, single drainer 1.5 bowl sink unit with mixer tap, Integrated 'Hoover' fridge and freezer and 'Hoover' washing machine, Bosch dishwasher. laminate wood floor

First Floor

LANDING:

Access to boarded loft, built in storage cupboard.

BEDROOM ONE: 10'8 x 11'0 maximum

uPVC double glazed window to rear aspect, radiator, built-in double wardrobe.

EN SUITE SHOWER: 5'1 x 4'10

Opaque uPVC double glazed window to front aspect, radiator, fully tiled walls close couple WC shower cubicle with frosted glass panels, mains fed shower mixer with chrome flexible hose to chrome shower head parking an pole, pedestal wash hand basin with mixer tap, fitted mirrored medicine cabinet, vinyl floor covering

BEDROOM TWO: 10'2 x 7'1

uPVC double glazed window to rear aspect, radiator, plain plastered ceiling built in double wardrobe

BATHROOM: 5'6 x 6'0

Opaque uPVC double glazed window to rear aspect, plain plastered ceiling, extractor fan, part tiled walls panel bath with mixer tap and shower attachment, close coupled WC, pedestal wash hand basin, shaver point, laminate wood floor

Outside

GARAGE: 16'11 x 8'0

Metal up and over door to front power and light.

GARDENS

Refer to photograph.

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Front



Porch and Hall



Living Room



Living Room



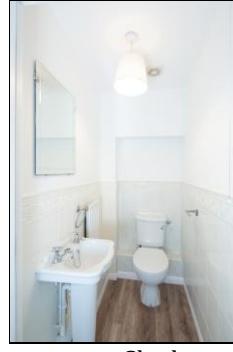
Living Room



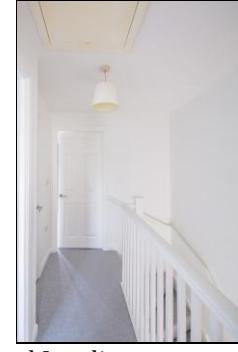
Breakfast Kitchen



Breakfast Kitchen



Cloakroom and Landing



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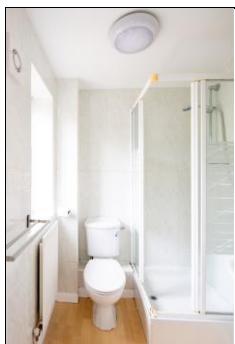
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Bedroom One



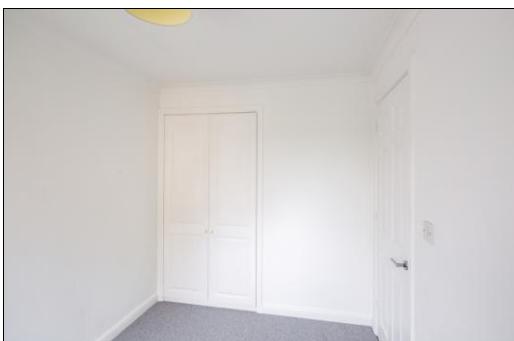
Bedroom One



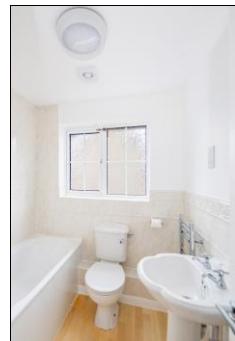
En Suite



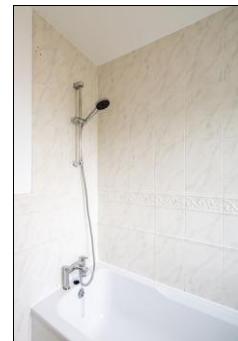
Bedroom Two



Bedroom Three



Bathroom



Rear garden



Garage and Driveway

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Material Property Information

Council Tax Band **C** / Amount **£2215.59 PA**

Rental Asking Price **£1500**

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 Garage**

No of Parking Spaces**1**

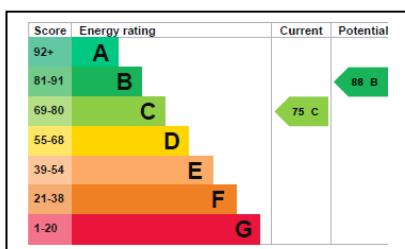
Building safety Any known factors (e.g Radon Gas / Asbestos/ Construction problems ETC **No**

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:

£1500 per calendar month.

LENGTH OF TENANCY: **12 Months**

RENTAL DEPOSIT

£1730.77 (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 **C**

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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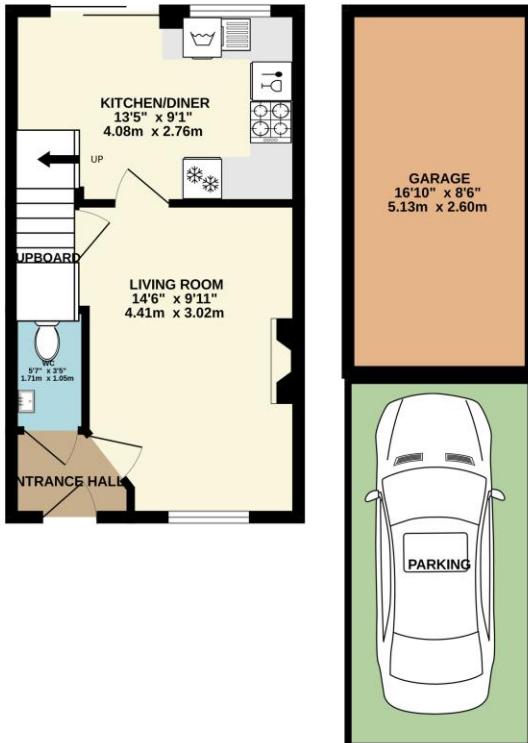
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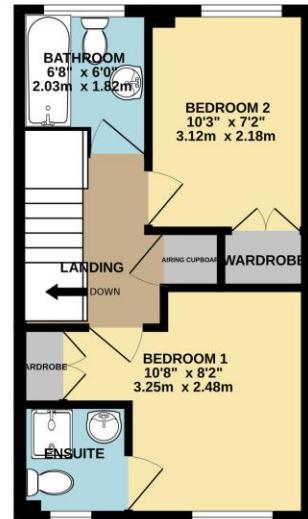
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GROUND FLOOR
455 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.2 sq.m.) approx.



17 GOLDFINCH CLOSE, NEW LANGFORD, BICESTER, OXON. OX26 6EN

TOTAL FLOOR AREA: 769 sq.ft. (71.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained, the measurements of doors, windows, rooms and any other items are approximate. 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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