

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

To Let



**39 Buckingham Road
Bicester
Oxon OX26 2NU**

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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

39 Buckingham Road, Bicester, Oxon OX26 2NU



A stone and brick built 2 bedroom two reception room terraced house with enclosed rear garden and parking to front

TO LET

£ 1350.00 PCM

- ❖ ENTRANCE HALL
- ❖ LIVING ROOM
- ❖ DINING ROOM
- ❖ KITCHEN WITH WHITE GOODS
- ❖ LANDING
- ❖ BATHROOM/WC
- ❖ TWO BEDROOMS
- ❖ PARKING ON SLAB DRIVE TO FRONT
- ❖ ENCLOSED REAR GARDEN YARD AND STONE SHED

VIEWING AP-
POINTMENT:

DAY:

TIME:

Telephone 241616

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Ground Floor:

ENTRANCE HALL: 14'0 X 3'0

Solid wood front door with glass panel above, textured ceiling, high skirting boards, slate tiled floor, consumer unit and electric meter

LIVING ROOM: 11'3 x 10'2 maximum 9'0 to chimney breast

Secondary glazed sash bay window to front aspect, plain plastered ceiling, radiator, ornamental reconstituted stone fireplace and hearth, BT double master point, Open Reach fibre point, Virgin media point, TV aerial

DINING ROOM: 10'4 x 10'10 maximum 9'8 to chimney breast

Sash window to rear aspect, plain plastered ceiling, radiator, exposed stone wall, ornamental chimney breast, fitted shelving, Tongue and groove wood paneling, Built-in understairs storage cupboard

KITCHEN 10'10 x 7'4

Window to side aspect, glazed panel door to side aspect, fitted with a range of light oak base and eye level units and shelves, mosaic coloured roll top laminate work surfaces, composite 1 ½ bowl sink unit with mixer tap, free standing 'Zenith' under counter fridge, 'Beko' washing machine, 'Hotpoint' free-standing electric cooker. Carbon Filter hood over cooker, tiled splash backs, ceramic tiled floor

First Floor

HALF LANDING

BATHROOM/WC 10'2 x 7'1

Opaque uPVC double glazed window to rear aspect, plain plastered ceiling, radiator, Close Couple WC, Pedestal wash hand basin, panel bath with mixer tap and shower attachment. Built-in Boiler Cupboard with gas combination boiler

LANDING: 10'10 x 2'6 to built in cupboard

Central Heating Thermostat, built-in storage cupboard with double power point.

BEDROOM ONE: 11'4 x 14'0 Maximum 12'7 to chimney breast

uPVC double glazed sash window to front aspect, radiator, plain plastered ceiling high skirting boards.

BEDROOM TWO: 10'10 x 8'1 Maximum 6'10 to chimney breast

Sash window to rear aspect, plain plastered ceiling, radiator

Outside

FRONT:

Paved parking area and path to front door

REAR:

Enclosed rear garden with no gated access. Stone built shed

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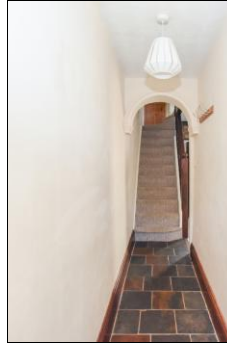
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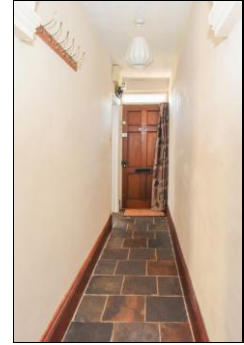
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Front



Entrance Hall



Living Room



Living Room



Dining Room



Dining Room



Kitchen



Kitchen

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Bathroom/WC



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Rear Yard and Shed



Rear Yard and Shed



Rear Garden

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Material Property Information TO BE CONFIRMED

Council Tax Band **C** / Amount **£2322**

Rental Asking Price **£1350**

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..... **Driveway**

No of Parking Spaces**1**

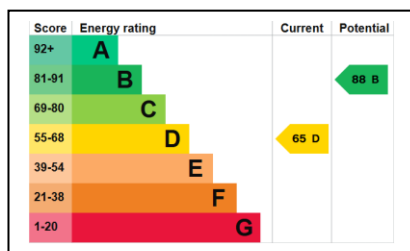
Building safety Any known factors (e.g Radon Gas / Asbestos/ Construction problems ETC **No**

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:

£1350 per calendar month.

LENGTH OF TENANCY: Assured Periodic Tenancy

RENTAL DEPOSIT

£1557.69 (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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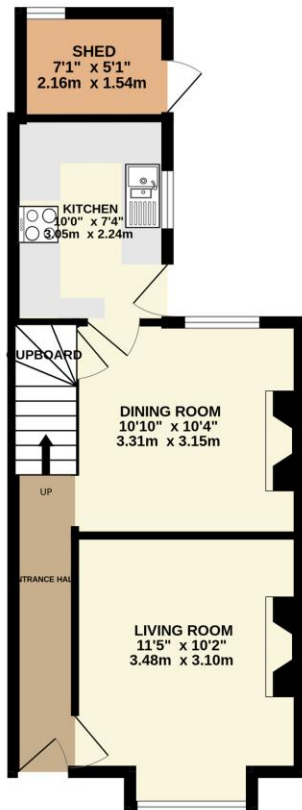
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GROUND FLOOR
405 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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