BARTON FLEMING

INDEPENDENT ESTATE AGENTS



33 Williams Road, Upper Heyford, Oxfordshire. OX25 5AX

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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

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A Four Bedroom Detached House with Cloakroom, Living Room, Kitchen/Breakfast/Diner, Bathroom and En-Suite, Front and Rear Gardens, Garage and Parking for 2-3 Cars in Tandem

FREEHOLD (with management fees, approx £26 pcm) **£ 550,000**

- Entrance Hall
- Cloakroom
- Living Room
- Kitchen/Breakfast/Diner
- Landing
- Four Bedrooms
- Bathroom and En-Suite
- Front and Rear Gardens
- Garage
- Driveway Parking for 2-3 Cars in Tandem

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Key Facts for Buyers:

EPC: Rating C (80)
Council Tax: Band E
Approx. £3,157 per annum.

Ground Floor:

STORM PORCH:
Gas and electric meter boxes.

ENTRANCE HALL:
Rear aspect PVC window on staircase, plain plaster ceiling, downlighting, RCD/MCB electricity meter box, radiator, luxury vinyl flooring, broadband hub, turning staircase.

CLOAKROOM: 6'1 x 3'2
Plain plaster ceiling, downlighting, extractor fan, ceramic tiled floor, radiator, dual flush close coupled WC, pedestal wash hand basin.

LIVING ROOM: 18'2 x 10'10
Front aspect PVC window, rear aspect tri-fold doors to garden, plain plaster ceiling, radiator, multi-media point, feature fireplace.

KITCHEN/BREAKFAST/DINER: 27'5 x 9'5
Front aspect PVC window, two side aspect PVC windows, side aspect tri-fold doors, laminate flooring, two radiators, TV point, space for table and eight chairs. Range of tall base and eye level units, tall (*600mm wide*) larder unit, integrated dryer, 400mm base unit, 1000mm base unit with two 500mm doors, integrated washing machine, 500mm integrated bins, under mounted stainless steel "Abode" sink, boiling water tap, water filter, integrated dishwasher, 600mm base unit, second 600mm base unit, breakfast bar, tall (*600mm wide*) larder unit, 500mm cutlery and pan drawers, two "Bosch" steam and fan ovens/grills, 800mm wide 4-ring ceramic electric hob, slanted extractor fan, 500mm cutlery and pan drawers, 900mm space for fridge.

First Floor:

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

BATHROOM: 7'6 x 6'3
Side aspect window, plain plaster ceiling, downlighting, extractor fan, ceramic tiled floor, chrome heated towel rail, double ended bath with centre tap, thermostatic shower over, rain head, screen, wall hung wash hand basin, shaver socket, dual flush close coupled WC.

BEDROOM ONE: 11'6 x 11'1
Side and rear aspect PVC windows, plain plaster ceiling, radiator, fitted wardrobe, central heating thermostat.

EN-SUITE: 7'6 x 6'2
Front aspect PVC window, plain plaster ceiling, downlighting, extractor fan, ceramic tiled floor, chrome heated towel rail, 1680mm x 880mm shower enclosure with rain head, second hand held head, wall hung wash hand basin, shaver socket, dual flush close coupled WC.

BEDROOM TWO: 10'11 x 9'4
Two side aspect PVC windows, plain plaster ceiling, radiator, fitted wardrobe.

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

BEDROOM FOUR: 10'2 x 7'2
Front aspect PVC window, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs
Side aspect gate, porcelain patio, external power, "faux" grass, garden pod, tap, space for shed(s).

GARAGE:
Driveway parking for 2-3 cars in tandem (*44ft*), electric car charging point.

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Entrance Hall and Cloakroom



Entrance Hall



Living Room



Living Room



Living Room



Kitchen Diner



Dining Area



Kitchen Diner

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Kitchen Area


En-Suite to Bedroom One


Bedroom One


Bedroom One


Bedroom Two


Bedroom Two


Bedroom Three


Bedroom Four

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Bathroom



Rear Garden



Rear Garden



Rear Garden



Rear Garden

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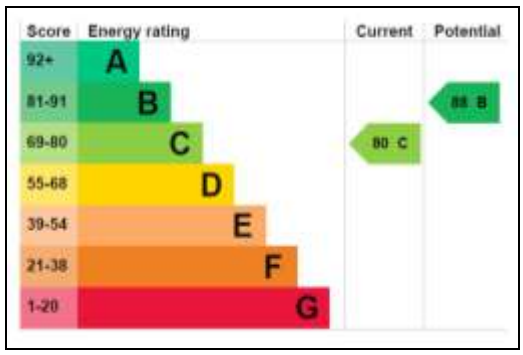
Garden Pod



Outlook to the Front



Side Elevation



EPC

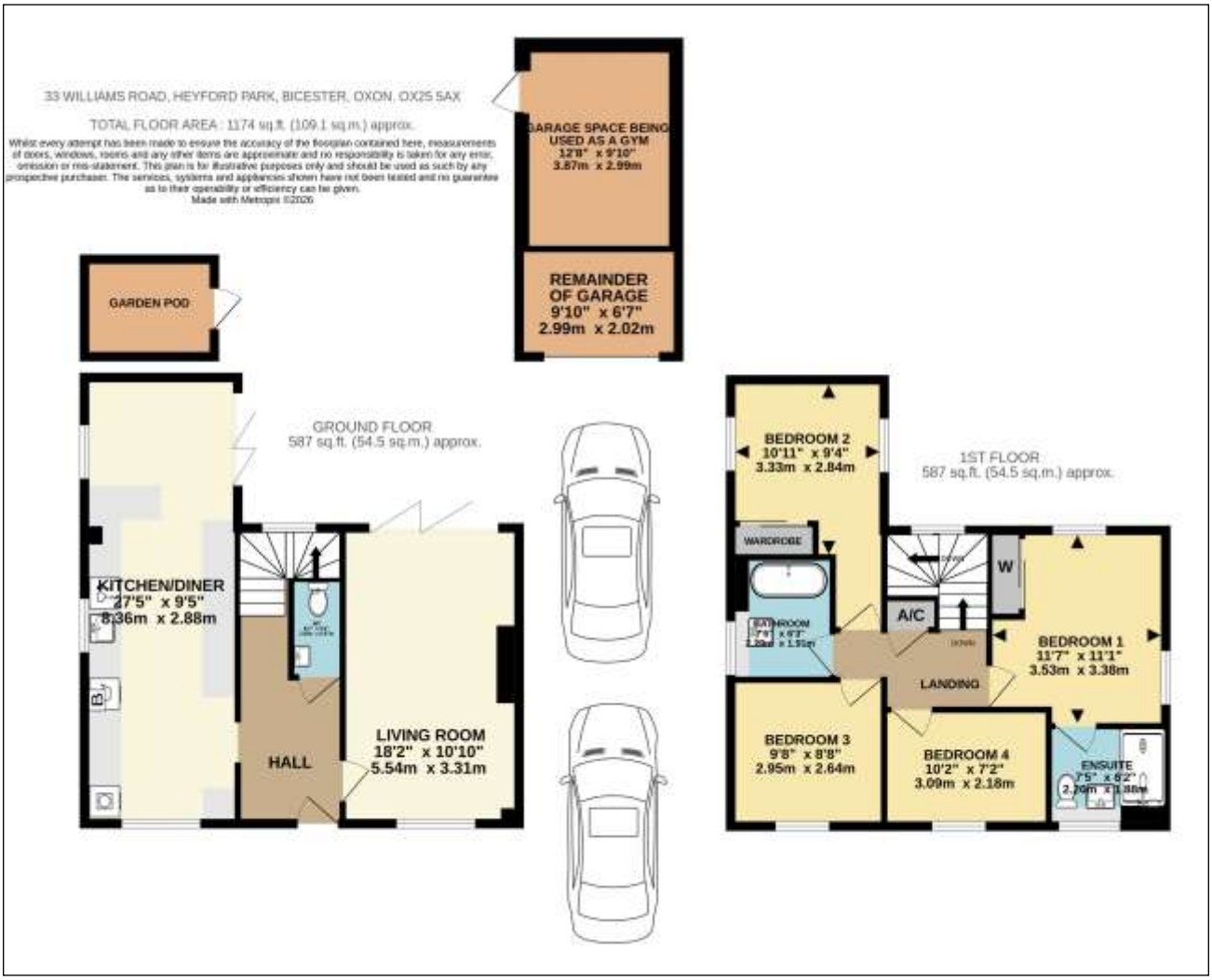


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