

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



Adcott, Church Road, Ardley, Oxfordshire. OX27 7NP

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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

Adcott, Church Road, Ardley, Oxfordshire. OX27 7NP



A One Bedroom Cottage with Entrance Hall, Living Room, Kitchen Diner, Inner Lobby, Shower Room, Utility Outhouse, Front and Rear Gardens.

FREEHOLD

£ 250,000

- ❖ Entrance Hall
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Inner Lobby
- ❖ Shower Room
- ❖ First Floor Bedroom
- ❖ Utility Outhouse
- ❖ Front and Rear Gardens
- ❖ Easy Access to Junction 10 of the M40 Motorway

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Key Facts for Buyers:

EPC: Rating of F (38) with a potential of B (83)

Council Tax: Band B

Approx. £2,024 per annum.

Ground Floor:

Wooden front door to:

ENTRANCE HALL:

Electricity cupboard, electric meter, period door to understairs cupboard, period door to:

LIVING ROOM: 11'11 x 11'9

Front aspect PVC window, rear aspect window to utility outhouse, electric fire, BT master socket, staircase, open plan to:

KITCHEN DINER: 13'5 x 8'2 widening to 9'0

Rear aspect PVC window, access to loft space, half glazed external grade door to utility outhouse, wall mounted convector heater, space for table and chairs. Range of base and eye level units, Oak worksurfaces and upstands, 1000mm corner base unit with 500mm door, stainless steel sink, 300mm base unit, fan oven/grill, ceramic electric hob, 500mm space for upright fridge freezer, four 500mm shallow 300mm base units, two pop up power/USB supplies.

INNER LOBBY: 5'0 x 2'4

600mm base unit.

SHOWER ROOM: 5'10 x 4'11

Rear aspect PVC window, vinyl flooring, 860mm x 660mm shower enclosure, thermostatic shower, sliding head support, sink and cupboard under, heated towel rail, dual flush close coupled WC.

UTILITY OUTHOUSE: 8'2 x 7'9

Rear aspect French doors, rear aspect PVC window, vinyl flooring. Range of base and eye level units, roll edge laminate worksurface, composite backsplash, 1000mm base unit with two 500mm doors, space for washing machine, composite sink, 1200mm space for wide upright fridge freezer, space for tumble dryer.

First Floor:

BEDROOM: 11'11 x 11'10

Front aspect PVC window, wall mounted convector heater.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs Gate.

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Front



Entrance Hall and Staircase



Front Door



Living Room

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Living Room



Living Room



Kitchen Diner



Kitchen Diner



Kitchen Diner

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Utility Area



Utility Area



Ground Floor Lobby and Shower Room



Bedroom



Bedroom



Bedroom



Rear Garden



Rear Garden

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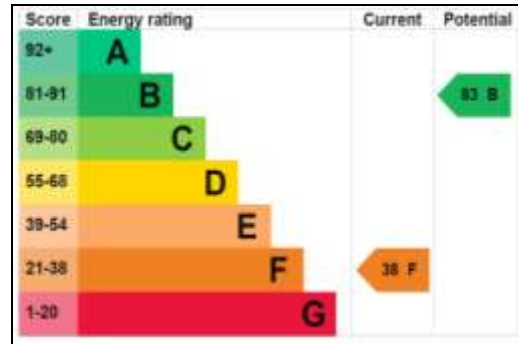
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Rear Garden



EPC

Space for Notes

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