

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**Crow's Nest, 70 West End,
Launton, Oxfordshire. OX26 5DG**

*Looking out over a Paddock, a Late Victorian Cottage with Good Sized
Bedrooms, Re-Fits to Bathroom and Kitchen, Recently added Front
Extension Character Features throughout blended
with a Modern Upgrade*

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

Tel: Bicester (01869)

249922

Crow's Nest, 70 West End, Launton, Oxfordshire. OX26 5DG



**A Three Bedroom Terraced House set over Three Floors with
Cloakroom, Living Room, Kitchen, Utility Room,
First Floor Bathroom and Rear Garden**

FREEHOLD

Offers in Excess of: £ 425,000

- ❖ Hall
- ❖ Living Room with Wood Burner
- ❖ Kitchen
- ❖ Utility Room
- ❖ First Floor Landing
- ❖ Bathroom and Bedroom Two
- ❖ Second Floor with Bedrooms One and Three
- ❖ Exposed Beams
- ❖ Rear Garden

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Key Facts for Buyers:

EPC: Rating of E (42).
Council Tax: Band C
Approx. £2,296 per annum.

Ground Floor:

Two outside courtesy lights, wooden front door to:

HALL:

Sloping plain plaster ceiling, filled coats cupboard, "Amtico" flooring, radiator.

LIVING ROOM:

Side aspect tri-fold doors, side aspect PVC window, Velux skylight, front aspect PVC window, exposed timber beams, vertical radiator, "Amtico" flooring, wood burner (*est. 15 kw*).

KITCHEN:

Front aspect PVC window, Velux skylight, exposed timber beams, understairs cupboard, breakfast bar, "Amtico" flooring. Range of base and eye level units, Quartz worktop and upstands, 600mm shallow base unit, 300mm x 500 mm convex corner unit, 300mm shallow base unit, 600mm corner shallow base unit with 300mm door, 600mm undersink base unit, Earthenware enamel sink, 450mm slimline dishwasher, 200mm base unit, fan oven/grill, 4-ring ceramic electric hob, tiled splashback, extractor hood, 300mm base unit, breakfast bar, 500mm shallow base unit, 300mm cutlery and pan drawers, 300mm wine chiller.

UTILITY ROOM:

Space for upright fridge freezer, space for washing machine and tumble dryer over, extractor fan.

CLOAKROOM:

Plain plaster ceiling, RCB/MCB electricity consumer unit, close coupled WC, pedestal wash hand basin.

First Floor:

LANDING:

Plain plaster ceiling, wall light point, staircase to second floor.

BATHROOM:

Front aspect PVC window, exposed beams, "Amtico" flooring, chrome heated towel rail, airing cupboard, shower bath with mixer tap, tiled surrounds, electric shower over, sliding head support, screen, pedestal wash hand basin, close coupled WC.

BEDROOM TWO:

Front aspect PVC window, plain plaster ceiling, exposed beams, radiator, wall light point, wall-to-wall wardrobe.

Second Floor:

Plain plaster ceiling, skylight on staircase.

BEDROOM ONE:

Front aspect PVC window, plain plaster ceiling, sunken lights, exposed beams, built-in wardrobe, vertical radiator.

BEDROOM THREE:

Front aspect PVC window, plain plaster ceiling, exposed beams, sunken light, overstairs bulkhead cupboard, built-in wardrobe, radiator.

Outside:

FRONT: refer to photographs

SIDE GARDEN: refer to photograph

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Front Elevation



Front Elevation



Front/Side Elevation



Living Room



Entrance Hall



Living Room



Living Room

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Living Room



Living Room



Wood Burner



Kitchen



Kitchen



Cloakroom and Utility Room



First and Second Floor Landings

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First Floor Bedroom Two



First Floor Bedroom Two



First Floor Bathroom



Second Floor Bedroom Three



Second Floor Bedroom Three



Second Floor Bedroom Three



Second Floor Bedroom One



Second Floor Bedroom One

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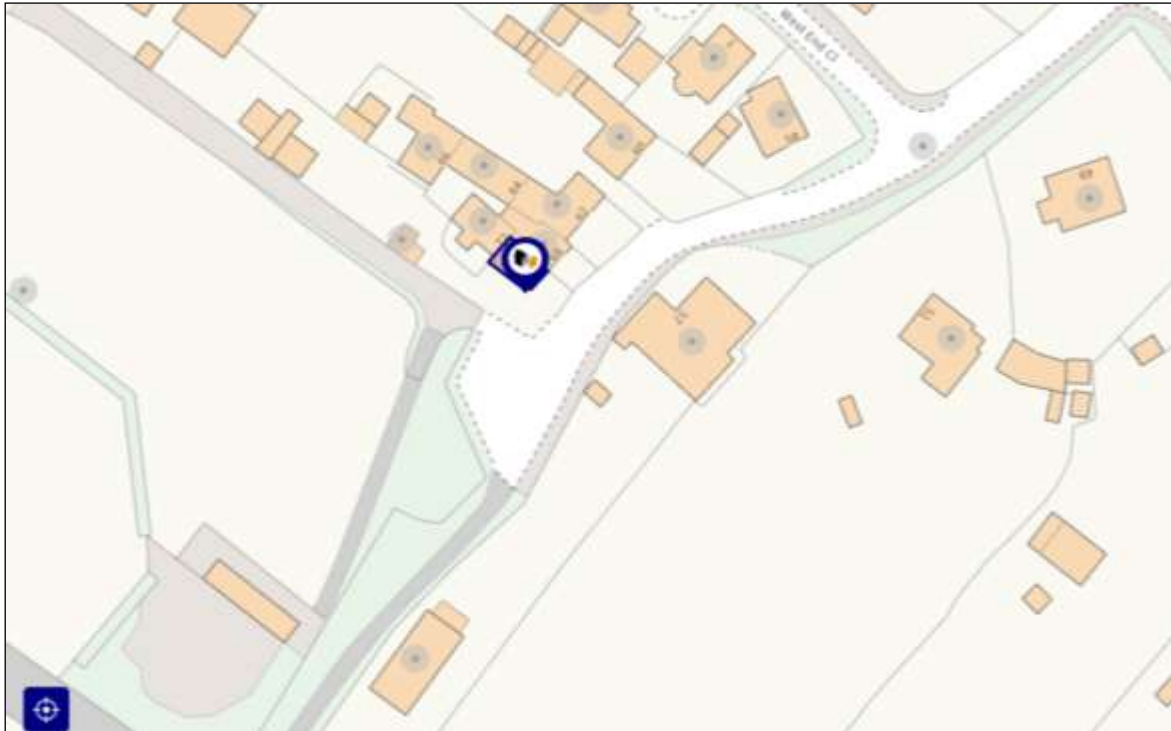
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Outlook to Front



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