

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



68 Somerton Road, Ardley, Oxfordshire. OX27 7NT

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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 on a Corner Plot with Family/Dining Room, Living Room, Conservatory, Study, Kitchen Breakfast Room, Utility Room, Cloakroom, Bathroom, Double Garage and Driveway Parking for Several Cars

FREEHOLD

£ 625,000

- ❖ Entrance Hall and Inner Hall
- ❖ Family/Dining Room
- ❖ Living Room
- ❖ Conservatory
- ❖ Study
- ❖ Kitchen Breakfast Room, separate Utility Room and Cloakroom
- ❖ Galleried Landing
- ❖ Four Bedrooms and Bathroom
- ❖ Front, Side and Rear Gardens
- ❖ Double Garage and Driveway Parking for Several Cars

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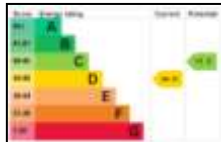
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Key Facts for Buyers:

EPC: Rating of D (64).
Council Tax: Band E
Approx. £3,181 per annum.



Ground Floor:

Outside courtesy light, half glazed PCV front door to:

ENTRANCE HALL:

Side aspect PVC window, plain plaster ceiling, radiator, open plan to:

HALL:

Plain plaster ceiling, coving, radiator, staircase, broadband (*also Gigaclear available in the road*).

FAMILY/DINING ROOM: 15'9 x 7'10

Front aspect PVC window, plain plaster ceiling, click laminate flooring, radiator, four wall light points.

LIVING ROOM: 22'2 x 11'8

Front aspect PVC window, rear aspect PVC French doors, plain plaster ceiling, coving, two radiators, marble open fireplace.

CONSERVATORY: 15'0 x 10'9

Dwarf wall, PVC window section, PVC French doors, polycarbonate roof, radiator, plastered walls, two wall light points.

STUDY: 13'10 x 9'8

Front aspect PVC window, side aspect PVC window, double door to conservatory, plain plaster ceiling, coving, radiator, door to living room.

KITCHEN BREAKFAST ROOM: 16'0 x 12'0

Rear aspect PVC window, plain plaster ceiling, downlighting, ceramic tile flooring, radiator. Range of tall base and eye level units, solid wood worksurface, peninsula and breakfast bar, tall unit (600mm wide) with double cavity fan oven/oven grill, 500mm cutlery and pan drawers, 770mm x 520mm ceramic 5-ring electric hob, 600mm base unit, 840mm x 740mm shelved open base unit, 300mm slide out base unit, 1000mm undersink based unit, 1½ bowl stainless steel Franke sink, 700mm space for dishwasher, second 300mm slide out base unit, 610mm space for undercounter freezer, tall unit (600mm wide) with integrated 1040mm fridge/650mm freezer (*doors missing*),

breakfast bar (350mm deep) with 1000mm base unit and two 500mm doors, 850mm shelved unit.

UTILITY ROOM: 8'11 x 5'9

Front aspect and side aspect PVC windows, side aspect glazed PVC door, plain plaster ceiling, downlighting, ceramic tiled floor, radiator, wooden worksurface, 300mm base unit, 900mm low base unit and 900mm x 560mm double enamel sink, floor standing Worcester oil boiler.

CLOAKROOM: 5'8 x 3'6

Rear aspect PVC window, plain plaster ceiling, downlighting, radiator, ceramic tiled floor, inset wash hand basin with cupboard under, close coupled WC, cupboard.

First Floor:

GALLERIED LANDING:

Front aspect PVC window, plain plaster ceiling, large loft hatch (*drop down ladder, 350mm insulation and extensively boarded*), coving, airing cupboard, radiator.

BATHROOM: 8'4 x 6'8

Rear aspect PVC window, plain plaster ceiling, coving, vinyl flooring, chrome heated towel rail, fully tiled walls, extractor fan, P-shaped spa shower bath, mixer tap, shower attachment, "Triton T80 Easi Fit +" electric power shower over, sliding head support, screen, inset wash hand basin with cupboard under, concealed cistern dual flush WC.

BEDROOM ONE: 13'2 10'0 plus built-in wardrobe

Front aspect PVC window, plain plaster ceiling, coving, built-in wardrobe, radiator.

BEDROOM TWO: 11'0 x 9'9 plus built-in wardrobe

Rear aspect PVC window, plain plaster ceiling, coving, built-in wardrobe, radiator.

BEDROOM THREE: 10'0 x 8'0 plus built-in wardrobe

Rear aspect PVC window, plain plaster ceiling, coving, built-in wardrobe, radiator.

BEDROOM FOUR: 9'11 x 7'11 plus built-in wardrobe

Front aspect PVC window, plain plaster ceiling, coving, built-in wardrobe, radiator.

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Outside:

FRONT/SIDE GARDEN: refer to photographs

Large deck (approx. 16 x 16)

SIDE GARDEN:

Outside electric meter box, outside tap, bin store.

REAR GARDEN: refer to photographs

Outside tap, patio.

DOUBLE GARAGE: 17'10 x 16'2

Twin roller electric doors, outside light, side aspect half glazed PVC door and window adjacent, side aspect PVC window, light and power.



Rear Garden



Double Garage and Driveway Parking



Side Garden



Rear Garden



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Entrance Hall



Family/Dining Room



Living Room



Living Room



Conservatory



Conservatory



Kitchen Breakfast Room



Kitchen Breakfast Room

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Kitchen Breakfast Room



Kitchen Breakfast Room



Utility Room



Cloakroom



Study



Bathroom



Bedroom One



Bedroom One

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Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Bedroom Four



Bedroom Four



Side Garden



Side Garden

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