

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



65 Thompson Drive, Caversfield, Oxfordshire. OX27 8FA

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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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Located on a Very Large, Wide Plot, A Three Bedroom Semi-Detached House with Cloakroom, Study, Lounge Diner, Kitchen, Bathroom and En-Suite, Front, Rear and Side Gardens.

FREEHOLD

Offers in Excess of: £ 450,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Study
- ❖ Lounge Diner
- ❖ Kitchen
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Front, Rear and Side Gardens
- ❖ Driveway Parking

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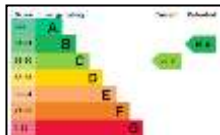
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Key Facts for Buyers:

EPC: Rating C (72)
Council Tax: Band D
Approx. £2,583 per annum.



Ground Floor:

SLOPING OPEN PORCH:

Part-glazed security front door to:

ENTRANCE HALL:

Warm air heating unit, understairs cupboard, turning staircase with side aspect PVC window.

CLOAKROOM: 7'6 x 2'11

Front aspect PVC window, vinyl flooring, concealed cistern dual flush WC, inset wash hand basin with drawers and cupboard under.

STUDY: 9'9 x 7'10

Front aspect PVC window, built-in cupboard.

LOUNGE DINER: 24'6 x 11'4

Front aspect PVC window, rear aspect PVC sliding patio doors, BT broadband hub, central heating thermostat, two wall light points, double dimmer switch, TV point.

KITCHEN: 15'3 x 8'8

Rear aspect half glazed PVC door, rear aspect PVC window, ceramic tiled floor. Range of tall base and eye level units, roll edge laminate worksurface, tiled surrounds, tall unit (600mm wide) with glass finished double fan oven, fan oven/grill, pan drawers under, 1000mm undercounter space for fridge and freezer, 1000mm x 1000mm corner base unit with 400mm x 380mm hinged door, 600mm drawers, 4-ring electric hob, (gas feed capped), slide-out extractor hood, 1000mm x 1000mm corner base unit with 400mm x 380mm hinged door, 600mm undersink base unit, acrylic "Franke" sink, integrated dishwasher, 900mm base unit housing for washing machine, shelved corner, wine rack, 300mm base unit.

First Floor:

LANDING:

Side aspect PVC window on staircase, access to loft space (*drop down ladder, original insulation*), airing cupboard.

BATHROOM: 8'4 x 7'0

Rear aspect PVC window, downlighting, ceramic tiled floor, 'P' shaped shower bath with mixer tap shower attachment, fixed head support, curved screen, concealed cistern dual flush WC, inset oval wash hand basin, shaver socket, 1000mm base unit with two 500mm doors.

BEDROOM ONE: 13'10 x 11'4

Rear aspect PVC window, built-in 2-door wardrobe.

EN-SUITE: 8'3 x 5'0

Rear aspect PVC window, downlighting, ceramic tiled floor, 1150mm x 780mm shower enclosure, thermostatic shower, sliding head support, shelf, concealed cistern dual flush WC, 600mm x 390mm basin with cupboard under, shaver socket.

BEDROOM TWO: 15'6 x 10'9

Front aspect PVC window, built-in 2-door wardrobe.

BEDROOM THREE: 11'1 x 9'7

Front aspect PVC window, built-in 2-door wardrobe.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Brick shed for mower, etc.

SIDE PLOT: refer to photographs

Approx. 52' x 32', wilding over. 293 degrees magnetic West/North-West. Development potential subject to Stratton Field Management Co consent. Refer to their website for covenant list, www.strattonfields.wordpress.com.

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Entrance Hall



Cloakroom



Entrance Hall



Study



Study



Lounge Diner



Lounge Diner

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Lounge Diner



Lounge Diner



Kitchen



Kitchen



Landing



Bathroom



Bedroom One



Bedroom One

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Bedroom One



En-Suite to Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Rear Garden



Rear Garden

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Rear Elevation



Driveway and Side Garden



Side Garden (see description)



Side Garden (see description)

Space for Notes

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