

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**16 Welland Croft, Greenwood Homes,
Bicester, Oxfordshire. OX26 2GD**

— INDEPENDENT ESTATE AGENTS —

Tel: Bicester (01869)

[illegible]

Company No: 7597897 England & Wales Registered Office: Penrose House, 67 Hightown Road, Banbury, Oxfordshire OX16 9BE

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

Key Facts for Buyers:

EPC: On Order

Council Tax: Band C

Approx. £2,190 per annum.

Ground Floor:

Outside courtesy light, part-glazed PVC front door to:

ENTRANCE HALL: 6'0 x 2'10

Radiator, laminate flooring.

INNER HALL: 11'4 x 6'3

Laminate flooring, understairs cupboard, turning staircase.

GARAGE CONVERSION:

Utility Area (10'4 x 7'3 widening to 8'3): plain plaster ceiling, downlighting, click laminate flooring, cupboard enclosing space for washing machine and tumble dryer over, smart electric meter, smart gas meter, RCD/MCB electricity consumer unit, underfloor heating and controls. Range of base and eye level units, roll edge laminate worksurfaces, 600mm base unit and 500mm drawers, roll-edge laminate worktop, sliding door to:

Workshop Area (8'3 x 5'0): electric insulated "Trojan" roller door (*estimated install 2022*).

KITCHEN: 12'3 x 7'5

Front aspect PVC window, coving, laminate flooring, radiator, wall mounted "Worcester" boiler (*in wall unit by the window*), space for upright fridge freezer. Range of tall base and eye level units, solid Oak worksurface, Oak upstands, 500mm wide tall unit, 800mm base unit with two 400mm doors and drawers, stainless steel and glass fan oven/grill, 4-ring diamond configured gas hob, 400mm base unit with drawer, 300mm wine rack, 1000mm corner base unit with 500mm door and wire basket carousels, 300mm drawers, 600mm under-sink base unit with "Riginox" sink, space for dishwasher.

LOUNGE DINER: 19'2 x 9'11

Rear aspect PVC French doors and rear aspect PVC window, radiator, laminate flooring, "Virgin" box (*unsubscribed currently*), Sky lead, BT master socket.

First Floor:

LANDING: 11'10 x 6'4

Access to loft space (*drop down ladder, hard wired light, boarding on stilts*).

STORAGE "DEN": 5'7 x 2'9

Drop down ladder, laminate flooring.

STORAGE CUPBOARD: 5'9 x 3'7

Front aspect PVC window, laminate flooring.

BATHROOM: 8'10 x 5'6

Front aspect PVC window, two extractor fan/downlight combinations, laminate flooring, heated towel rail, "P" shaped shower bath, thermostatic shower, rain head, second hand held head, concealed cistern dual flush WC, porcelain oval basin with drawers under, heated illuminated mirror.

BEDROOM ONE: 13'9 x 10'1

Rear aspect PVC window, wall-to-wall wardrobes, radiator, Sky lead.

BEDROOM TWO: 10'1 x 8'10

Rear aspect PVC window, radiator.

BEDROOM THREE: 8'8 x 7'0

Front aspect oriel PVC window, radiator.

Outside:

FRONT GARDEN: refer to photograph

PARKING:

Off-road parking for two cars side-by-side.

REAR GARDEN: refer to photographs

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

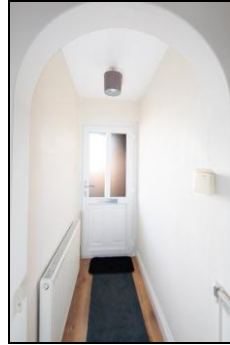
Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

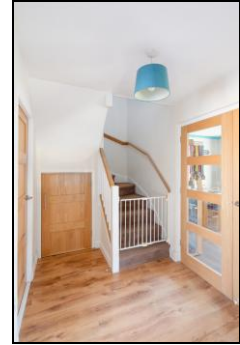
249922



Front



Entrance Hall & Inner Hall



Kitchen



Kitchen



Kitchen



Lounge Diner



Lounge Diner



Lounge Diner

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

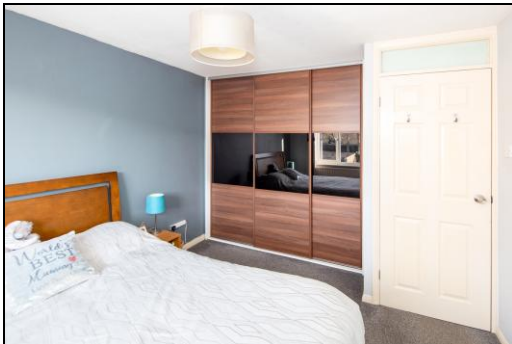
249922



Landing with storage.



Bedroom One



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Bathroom



Rear Garden



Rear Garden



Rear Elevation

SPACE FOR EPC

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

Space for Notes

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make or give and neither Barton Fleming nor any person in their employment, has authority to make or give any representation or warranty whatsoever in relation to this property. Land Registry Plans are provided as guidance only and while LRP documents are generated from what is registered at the point at when the plans are downloaded for use in these particulars they are not guaranteed to represent the property title at any given moment. Buyers should satisfy themselves through their solicitor as to the accuracy of the land registration at any given moment.