

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**31 Vicarage Lane, Steeple Claydon,
Buckinghamshire. MK18 2PR**

*Located a couple of hundred yards from the village Co-Op,
a solidly built ex-council house on a substantial plot with good sized
rooms, a 54ft deep South facing garden and plenty of parking,
and space to the side and front to create even more.*

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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

31 Vicarage Lane, Steeple Claydon, Bucks. MK18 2PR



On a wide and deep South Facing Plot, a solid built ex-council property with Hall, Living Room, Kitchen Diner, Utility Room, Two Double Bedrooms, Bathroom, Parking for 3 Cars, over 30ft wide x 30ft deep front garden and 54Ft deep Rear Garden.

FREEHOLD

£ 300,000

- ❖ Open Sloping Porch
- ❖ Entrance Hall
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Utility Room
- ❖ Landing
- ❖ Two Double Bedrooms
- ❖ Bathroom
- ❖ PVC Windows
- ❖ South Facing 54Ft deep x 32 Ft wide Rear Garden

VIEWING
APPOINTMENT:

DAY:

TIME:

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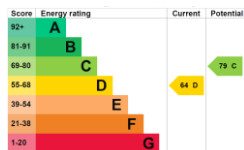
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Key Facts for Buyers:

EPC: Rating of D (64).
Council Tax: Band B
Approx. £1,868 per annum.



Agents Note:

During the current ownership the property has had various work including replacements of; kitchen, bathroom, windows & doors and the boiler.

PORCH:

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

HALL:

Front aspect PVC window on staircase, radiator.

LIVING ROOM: 14'5 x 10'10 extending to 12'0.

Front and rear aspect PVC windows, plain plaster ceiling, coving, vinyl flooring, TV point, light/fan, fireplace with stained mantle and marble hearth & surround (*currently redundant*), BT master socket.

KITCHEN DINER: 14'11 x 9'1.

Two side aspect and one rear aspect PVC windows, doorway to utility room, radiator, laminate floor tiles, space for table & chairs. Range of tall, base and wall units with roll-edge laminate worktops, tiled surrounds, tall 800mm larder unit, tall 600mm unit with integrated 820mm fridge and 820mm integrated freezer (*4 drawer*), 500mm under sink base unit, acrylic sink, space for 600mm slot-in cooker, 1000mm corner base unit with 450mm door with magic corner racks, 600,, cutlery and pan drawers, 500mm base unit.

UTILITY ROOM: 6'10 x 4'4.

Side aspect half glazed PVC door, side aspect PVC window, worktop with spaces under for washing machine and tumble dryer, laminate floor tiles.

First Floor:

LANDING:

Side aspect PVC window on the staircase, airing cupboard enclosing 'Worcester' boiler.

BATHROOM: 8'2 shortening to 7'9 x 5'5.

Front aspect PVC window, fully tiled walls, ceramic tiled floor, chrome heated towel rail, bath with mixer tap and shower attachment, sliding head support, screen, dual flush close coupled WC.

BEDROOM ONE: 11'4 x 9'1.

Rear aspect PVC window, loft hatch, radiator.

BEDROOM TWO: 10'11 x 8'7.

Rear aspect PVC window, loft hatch, radiator.

Outside:

FRONT GARDEN:

30Ft deep frontage.

REAR GARDEN:

54Ft deep, South facing 180° M, deck, external electric points, tap.

PARKING:

Off-road parking for 3 cars and capacity to create more parking if required.

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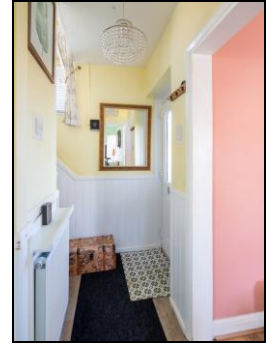
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Front



Porch & Hall



Living Room



Living Room



Utility Room



Kitchen Diner



Kitchen Diner

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Kitchen Diner



Landing



Bathroom



Bedroom Two



Bedroom One



Bedroom One



Deck



Deck

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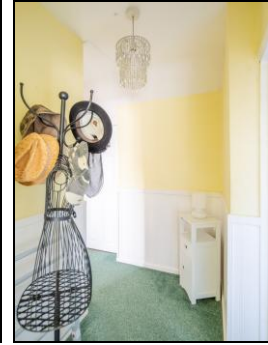
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Title



Title



54 Deep South Facing Rear Garden



54 Deep South Facing Rear Garden

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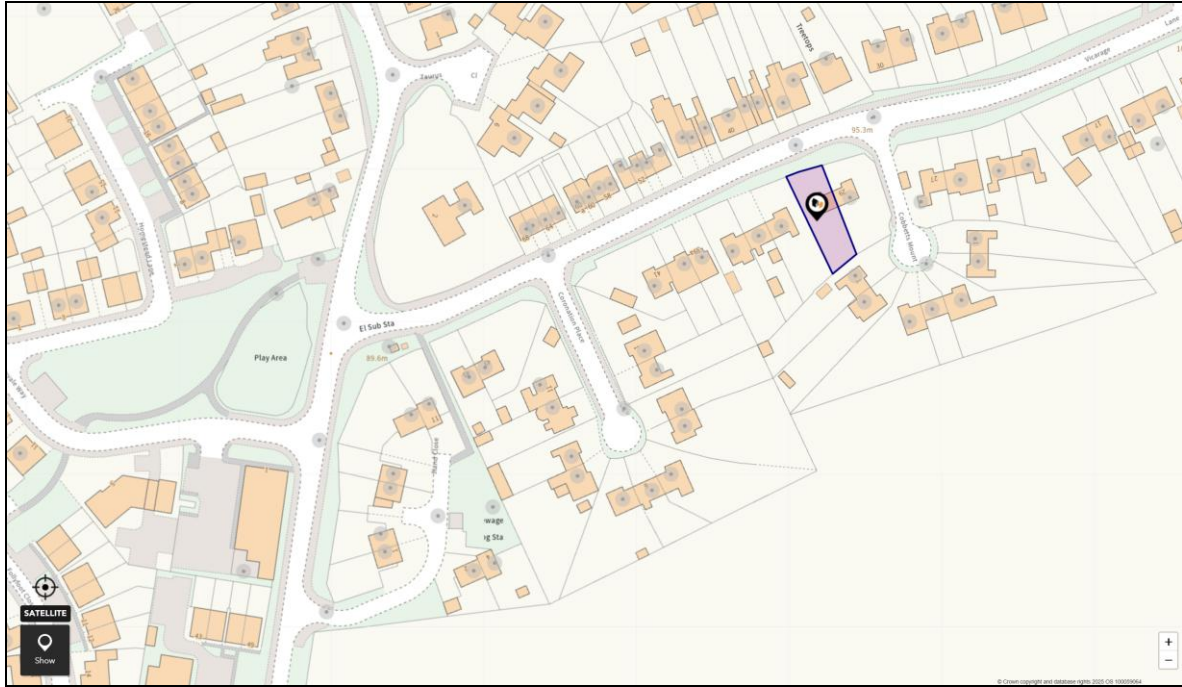
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Space for Notes



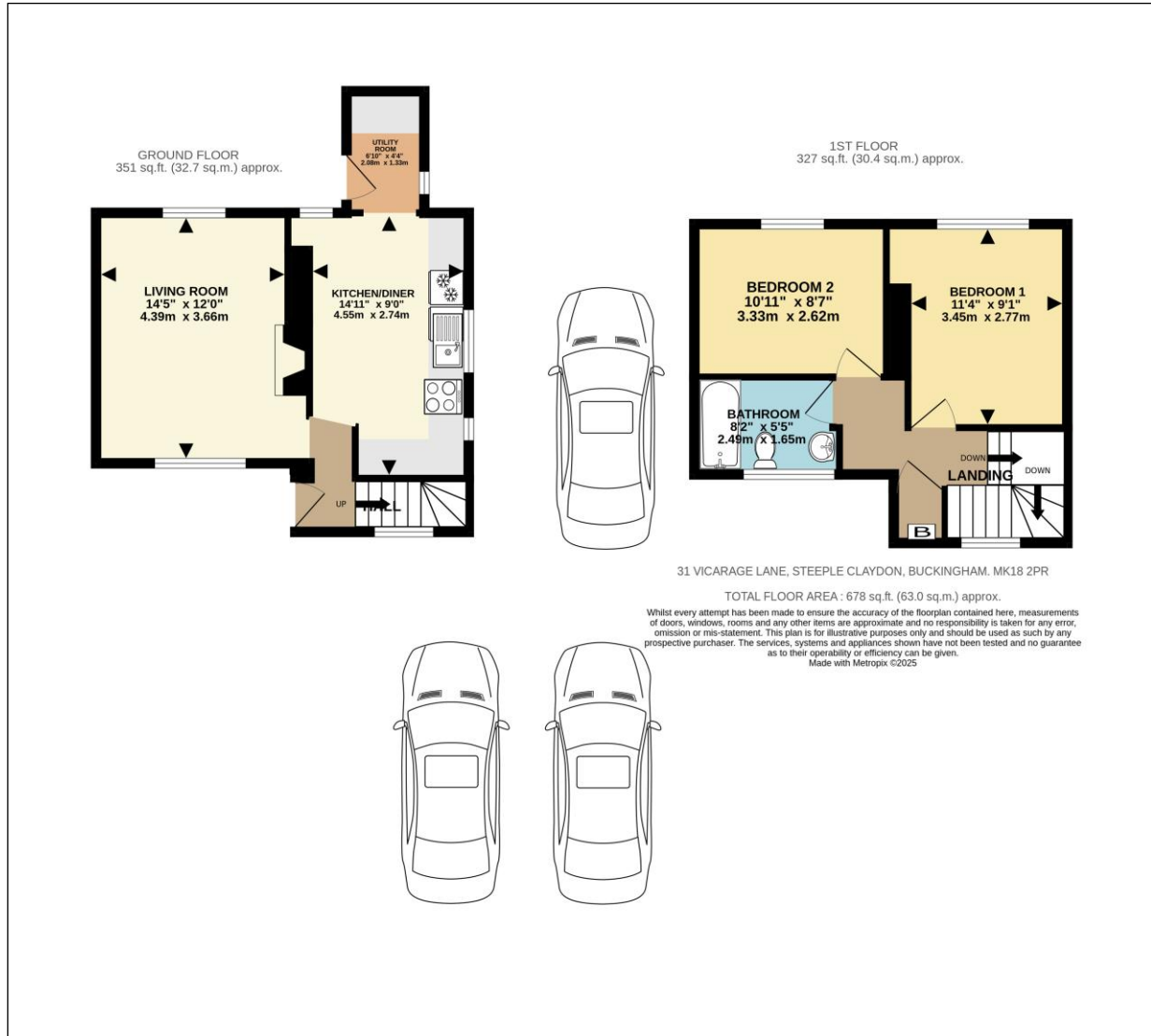
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