

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



11 Woodcote Road, Caversfield, Oxfordshire. OX27 8UB

An Ex-RAF two double bedroom mid-terrace with a cloakroom fitted into what was the under-stairs cupboard, re-roofed and the boiler re-located to the loft space, a block paved driveway for three cars and a re-fitted shower room now with a 1200mm shower tray.

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62 North Street, Bicester. OX26 6NF

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11 Woodcote Road, Caversfield, Oxfordshire. OX27 8UB



Backing onto Bicester Heritage old RAF Bicester Site, A Two Double Bedroom Terraced House with Living Room, Kitchen Breakfast Room, Utility Room, Cloakroom, Shower Room, Front and Rear Gardens, Parking for Three Cars.

FREEHOLD

Offers in Excess of: £ 294,000

- ❖ Open Porch
- ❖ Entrance Hall
- ❖ Living Room
- ❖ Kitchen Breakfast Room, Utility Room
- ❖ Cloakroom
- ❖ Landing, Two Double Bedrooms
- ❖ Re-fitted Shower Room
- ❖ Front and Rear Gardens
- ❖ Off-Road Parking for 3 Cars Side-by-Side
- ❖ Backing onto the old airfield

VIEWING
APPOINTMENT:

DAY:

TIME:

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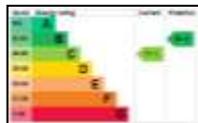
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Key Facts for Buyers:

EPC: Rating C (73)
Council Tax: Band B
Approx. £1,916 per annum.



Ground Floor:

OPEN PORCH:

Block paved, PVC part-glazed front door to:

ENTRANCE HALL: 5'10 x 5'2.

Two front aspect windows either side of front door, radiator, laminate flooring, staircase, central heating thermostat.

LOUNGE DINER: 14'5 x 14'7 narrowing to 11'6.

Rear aspect PVC window, plain plaster ceiling, radiator, laminate flooring.

KITCHEN BREAKFAST ROOM: 17'6 x 6'8 narrowing to 6'3.

Rear aspect glazed PVC door and adjacent window, plain plaster ceiling, downlighting, ceramic tiled floor, space for stable and chairs, vertical radiator, cupboard enclosing replacement RCB/MCB metal cased electricity consumer unit. Range of tall base and wall units with roll-edge laminate worktops and upstands, integrated fridge freezer (1000mm fridge and 600mm freezer with 3 drawers), double cavity microwave/fan oven combi/grill and slide/hide fan oven/grill, integrated "Montpellier" dishwasher, "Häfele" stainless steel sink, 600mm cutlery and pan drawers, 500mm base unit, 1000mm base unit with two 500mm doors, 150mm slide out condiment rack, 900mm cutlery and pan drawers, electric ceramic hob, ceramic backsplash, "Montpellier" stainless steel extractor hood, second 150mm slide out condiment rack, 800mm base unit with two 400mm doors, angled end base unit with angled 400mm door.

UTILITY ROOM: 6'0 x 4'4.

Half glazed side aspect PVC door, plain plaster ceiling, ceramic tiled floor, worksurface, spaces for washing machine and tumble dryer.

CLOAKROOM:

Plain plaster ceiling, extractor fan, ceramic tiled floor, dual flush close coupled WC, wash hand basin with cupboard under.

First Floor:

LANDING:

Front aspect PVC window, access to loft space (drop down ladder, hard wired light, insulation upgrade, part-boarded, "Vaillant" boiler), airing cupboard.

SHOWER ROOM: 6'2 x 6'0.

Front aspect PVC window, plain plaster ceiling, downlighting, extractor fan, vinyl flooring, fully tiled walls, heated towel rail, 1200mm x 700mm shower enclosure, thermostatic shower, rain head, second hand-held head, sliding head support, pedestal wash hand basin, dual flush close coupled WC, recessed shelving, illuminate mirror (with demister and toothbrush socket).

BEDROOM ONE: 18'0 (max) shortening to 14'10 x 8'6.

Rear aspect PVC window, radiator.

BEDROOM TWO: 12'4 x 9'0 extending to 11'4.

Rear aspect PVC window, plain plaster ceiling, laminate flooring, built-in 2-door wardrobe.

Outside:

FRONT GARDEN: refer to photograph

Off road parking for three cars side-by-side, block paved, dropped curb (approx. 14ft wide), outside light.

REAR GARDEN: refer to photographs

Outside light, outside tap, rear gate to access path.

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Front



Hall



Living Room



Living Room



Living Room



Kitchen-Breakfast Room



Kitchen-Breakfast Room through to Utility



Kitchen-Breakfast Room

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Utility Room, Cloakroom



Re-fitted Shower Room



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Rear Elevation



Rear Garden

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Important Notes for Solicitors:

This freehold property (No. ON202406) lies on an ex-RAF military housing estate and backs onto the Bicester Heritage site, formally being RAF Bicester, now closed. The houses were sold off and the development is now a private estate with the roads, water supply and sewerage systems being under estate management. This is managed by Rowans Estate Management Ltd with fees of about £220 per year, £110 paid every 6 months.

The property was originally purchased by the current using Help to Buy but this has subsequently been paid off. It is not shared ownership.

It is of standard construction, built around the 1960's and lies within its original footprint with no additions. Only the open porch to the front is flat roofed. As the previous owner had installed spray foam insulation in the loft and this was a problem when it came to re-mortgage. It has now been re-roofed and the foam removed. The cloakroom has been fitted into what was the under-stairs cupboard. The fusebox is a modern metal cased one and there is an existing NICEIC report.

The boiler is a 'Vaillant' model located in the loft for which gas service documentation is available.

SEARCHES: Be advised, expedited InfoTrack searches are available from ourselves via HMG Law in about 4-5 days for £575. We can either invoice yourselves or the client. Standard slow searches taking 3-6 weeks are considered unacceptably slow.

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Space for notes:

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