

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



**5 Mill Corner, Springhill Road,
Grendon Underwood, Bucks,
HP18 0YH**

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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

5 Mill Corner, Springhill Road, Grendon Underwood, HP18 0YH



In a Village Location overlooking Fields, A Two Bedroom Terraced House with Living Room, Kitchen Diner, Bathroom, Front and Rear Gardens and Parking for Two Cars in Tandem

FREEHOLD

£ 259,000

- ❖ Entrance Hall
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Landing
- ❖ Two Bedrooms
- ❖ Bathroom
- ❖ Front and Rear Gardens
- ❖ Parking for Two Cars in Tandem
- ❖ Overlooking Fields

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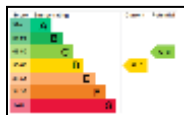
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Key Facts for Buyers:

EPC: Rating of D (58)
Council Tax: Band B
Approx. £1,965 per annum.



Ground Floor:

Outside electricity socket, PVC front door to:

ENTRANCE HALL:

Plain plaster ceiling, RCD/MCB electricity consumer unit, laminate flooring, radiator.

LIVING ROOM: 15'3 x 11'8

Front aspect PVC window, plain plaster ceiling, coving, radiator, laminate flooring, staircase, understairs recess, understairs cupboard.

KITCHEN DINER: 11'8 x 11'2

Rear aspect PVC window, rear aspect half glazed PVC door, plain plaster ceiling, downlighting, coving, chrome heated towel rail, laminate flooring, "Worcester Greenstar 25Si" boiler, Range of tall base and eye level units, roll edge laminate worksurfaces, laminate upstands, 200mm slide out condiment rack, 600mm cutlery and pan drawer, stainless steel and glass fan oven/grill, 4-ring stainless steel gas hob, 800mm x 800mm corner base unit with 300mm pair of doors, 600mm undersink base unit, 1½ bowl stainless steel sink, 450mm integrated dishwasher, 400mm tall unit, integrated 850mm freezer and 760mm fridge in tall unit (600mm wide), space for washing machine, space for tumble dryer with worksurface over, tall unit (600mm wide), tall unit (400mm wide).

First Floor:

LANDING:

Plain plaster ceiling, radiator.

BATHROOM: 7'10 x 4'8

Rear aspect PVC window, plain plaster ceiling, extractor fan, "Travertine" tiled walls and floor, chrome heated towel rail, 1380mm x 680mm bath with centre tap, thermostatic shower over, screen, dual flush close coupled WC, wash hand basin with cupboard under.

BEDROOM ONE: 11'8 x 10'2 plus built-in wardrobe

Front aspect PVC window, plain plaster ceiling, coving, radiator, wall-to-wall built-in wardrobes, dimmer switch.

BEDROOM TWO: 1'3 x 6'4

Rear aspect PVC window, plain plaster ceiling, access to loft space, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

PARKING:

Parking for two cars in tandem.



Parking

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Living Room



Living Room



Living Room



Kitchen Diner



Kitchen Diner

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Bedroom One



Bedroom One



Bedroom One



Outlook from Bedroom One



Bedroom Two

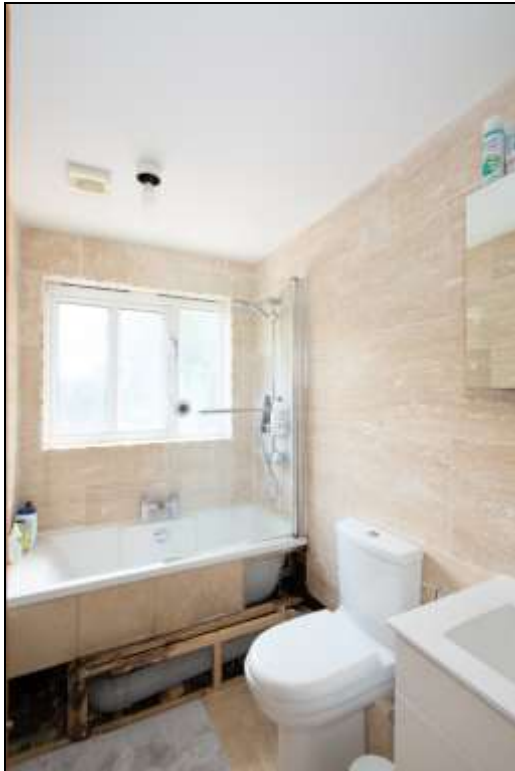
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Bathroom



Rear Garden



Rear Garden



Rear Garden

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Space for Notes

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