



**Connells**

Harper Close  
Upper Arncott, Bicester



# Harper Close Upper Arncott, Bicester OX25 1QW

for sale  
**£206,250**



## Property Description

A very well presented two double bedroom semi-detached property with kitchen/breakfast, lounge/diner, refitted bathroom, double glazing, gardens and viewing advised.

## Ground Floor Description

### Entrance Hall

Solid front door, window to front, wall mounted electric storage heater, stairs to first floor, Understairs storage area.

### Lounge / Dining Room 13' 7" x 13' 7" (4.14m x 4.14m)

Double glazed French doors leading to patio and garden, wall mounted electric storage heater, exposed wood floor, wall mounted electric 'real effect' fire, TV point.

### Kitchen / Breakfast Room 11' 4" x 7' 5" (3.45m x 2.26m)

1 1/2 bowl sink unit with window to front over, a matching range of wall and floor units with work surfaces, space for fridge/freezer, point and space for cooker, plumbing and space for automatic washing machine, tiled flooring.

## First Floor Description

### Landing

Hatch leading to loft space, airing cupboard with hot water cylinder and shelving.

### Bedroom 1 13' 7" x 8' (4.14m x 2.44m)

Two windows to rear, wall mounted electric panel heater.

### Bedroom 2 10' 3" x 9' 6" (3.12m x 2.90m)

Window to front, wall mounted electric heater, built-in wardrobe with storage and hanging space.

### Bathroom

Low level WC, wall mounted sink with cupboard under, panel bath with electric shower, tiling, wall mounted electric panel heater.



## External Space

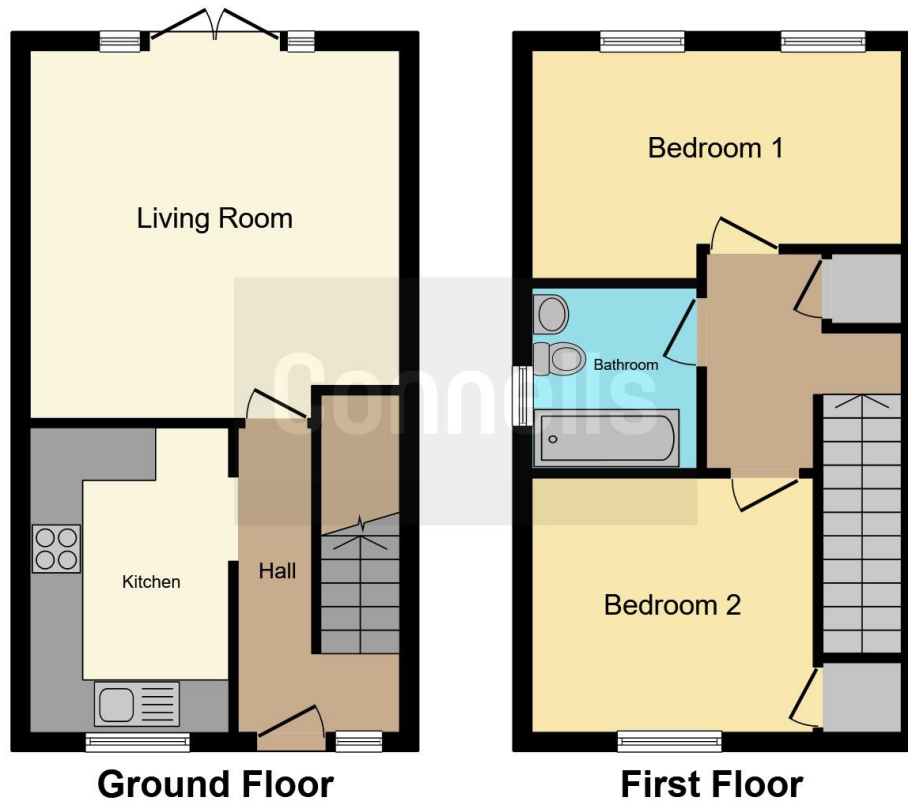
### Gardens and Parking

To the rear of the property there is an enclosed garden with raised beds, patio area, and path to side gated access. The garden is enclosed with wood panel fencing with playing fields to rear.

To the front of the property there is a pathway to front door with a garden area to side and parking for two vehicles situated to the front of the property.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01869 244761**  
**E [bicester@connells.co.uk](mailto:bicester@connells.co.uk)**

5 Market Square  
 BICESTER OX26 6AA

**EPC Rating: E**

**view this property online [connells.co.uk/Property/BIC307958](https://www.connells.co.uk/Property/BIC307958)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: BIC307958 - 0003



Tenure: Leasehold

