



**Connells**

Woodpiece Road  
Upper Arcott Bicester





### Property Description

Located in Upper Arncott, this three-bedroom mid-terraced home offers a great opportunity for buyers looking to personalise a property in a peaceful, well-connected location. With driveway parking for two cars, a generous rear garden, and no onward chain, it's an ideal choice for first-time buyers, families, or those looking for a project with potential.

The property's layout includes a spacious living room, a kitchen with fitted cupboards, and a conservatory at the rear, which leads out to the garden. While the kitchen and bathroom would benefit from modernisation, the space is practical and full of potential for someone to make it their own.

The rear garden is a real asset to the home, featuring a mix of patio and raised lawn, as well as decking at the far end with a summer house-ideal for hobbies, home working or simply relaxing. There's also additional storage tucked away to one side.

Upstairs, there are three well-proportioned bedrooms and a family bathroom, which, like the kitchen, is ready for updating to suit your own taste and needs.



Upper Arncott offers a great village lifestyle while remaining connected. The property is within 500ft of the local shop and just 0.2 miles from a bus stop with regular services to Bicester town centre and Oxford City Centre. It also falls within the catchment for both primary and secondary schools, with school bus services available.

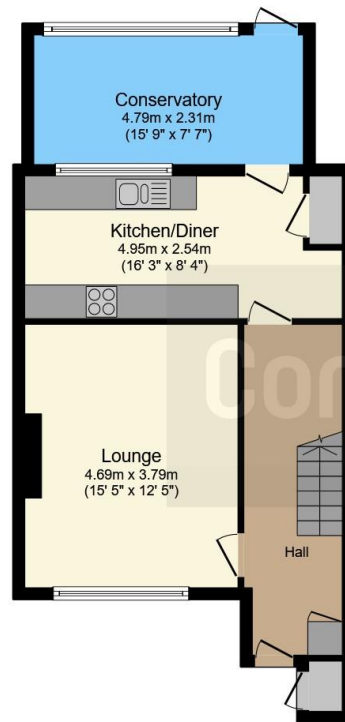
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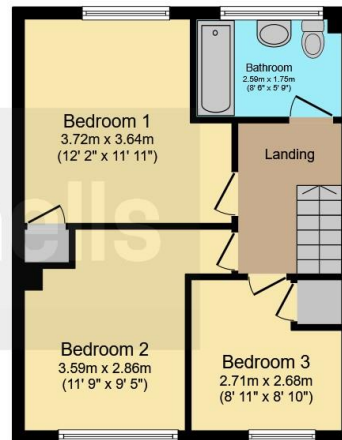
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**Ground Floor**



**First Floor**

Total floor area 97.2 m<sup>2</sup> (1,047 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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5 Market Square  
BICESTER OX26 6AA

EPC Rating: Awaited  
Council Tax Band: B

**view this property online [connells.co.uk/Property/BIC308939](http://connells.co.uk/Property/BIC308939)**

Tenure: Freehold



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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