

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



44 The Village Close, Upper Arcott, Oxfordshire. OX25 1QU

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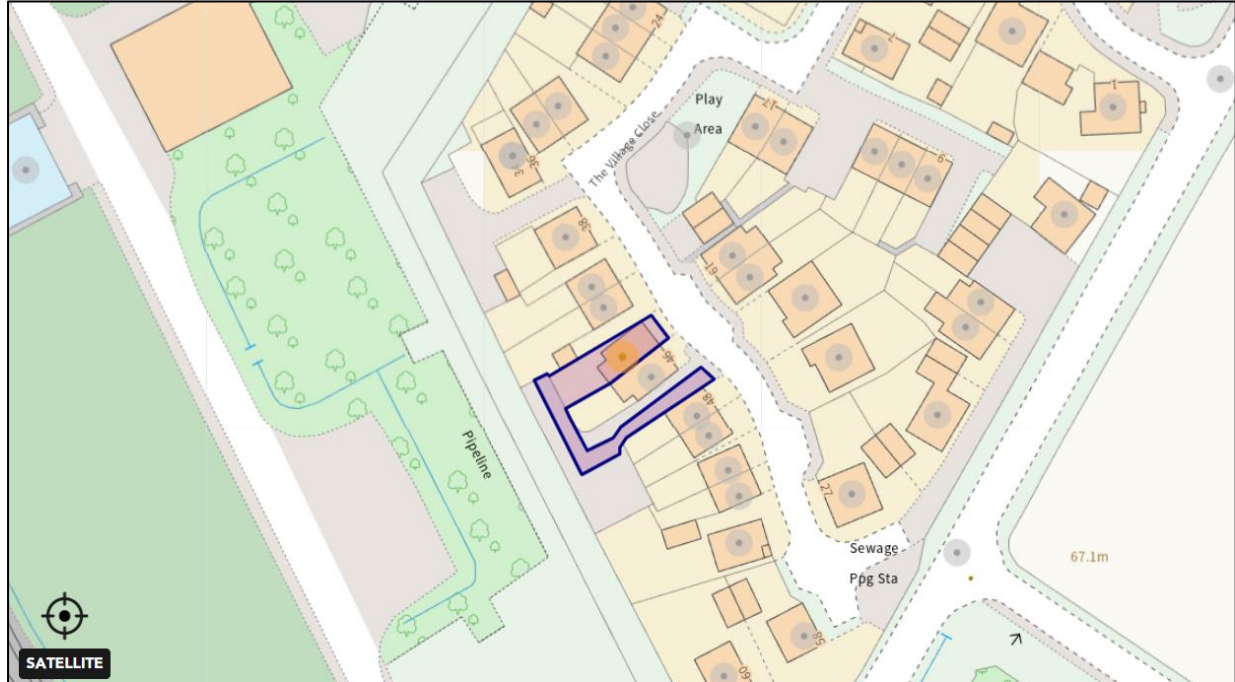
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

44 The Village Close, Upper Arcott, Oxfordshire. OX25 1QU



Three Bedroom Semi-Detached House with Living Room, Kitchen Diner and Utility Area, Bathroom and En-Suite, Front and Rear Gardens and Off-Road Parking for Two Cars.

FREEHOLD

£ 340,000

- ❖ Entrance Hall
- ❖ Living Room
- ❖ Kitchen Diner and Utility Area
- ❖ Cloakroom
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and En-Suite to Bedroom One
- ❖ Front and Rear Gardens
- ❖ Off-Road Parking for two Cars in Tandem

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of C (79).
Council Tax: Band C
Approx. £2,090 per annum.

PITCHED OPEN PORCH:

Outside courtesy light, outside gas and electric meter boxes, part-glazed security front door to:

ENTRANCE HALL:

Plain plaster ceiling, radiator, ceramic tiled floor, staircase, central heating thermostat (downstairs zone), RCD/MCB electricity consumer unit, BT master socket.

LIVING ROOM: 14'8 x 12'1

Front aspect PVC window, understairs cupboard, two radiators, TV point, vinyl tiled floor.

KITCHEN DINER (with family space) 18'5 x 11'10 narrowing to 10'9

Rear aspect French doors, plain plaster ceiling, extractor fan, two radiators. Range of base and eye level units, square edge laminate worksurfaces, integrated fridge freezer, double cavity fan oven/oven grill, 800mm corner base unit with 500mm door, 400mm pan drawers, 600mm pan drawers, 4-ring ceramic electric hob, ceramic splashback, slide out extractor hood, 600mm pan drawers, 600mm base units, 1½ bowl "Carron Phoenix" stainless steel sink, space for tumble dryer, further appliance and bin space.

UTILITY AREA:

Worksurface and integrated washing machine.

CLOAKROOM:

Plain plaster ceiling, radiator, dual flush close coupled WC, wash hand basin.

First Floor:

LANDING:

Plain plaster ceiling, access to loft space, built-in cupboard, bulkhead cupboard.

BATHROOM: 6'4 x 6'2

Front aspect PVC window, plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, chrome heated towel rail, panel enclosed bath with mixer tap, shower attachment, low level fixed head support, tiled surrounds, wall hung wash hand basin, shaver socket, dual flush close coupled WC.

BEDROOM ONE: 10'4 extending to 11'10 plus wardrobe x 8'8

Rear aspect PVC window, plain plaster ceiling, radiator, TV point, built-in wardrobe, digital central heating thermostat.

EN-SUITE: 4'11 x 8'9 narrowing to 4'8

Plain plaster ceiling, downlighting, extractor fan, ceramic tiled floor, shower enclosure, dual flush close coupled WC, wall hung wash hand basin, chrome heated towel rail.

BEDROOM TWO: 10'11 x 8'9

Front aspect PVC window, plain plaster ceiling, radiator, TV point.

BEDROOM THREE: 7'7 x 6'4

Rear aspect PVC window, plain plaster ceiling, radiator, TV point.

Outside:

FRONT GARDEN: refer to photograph

Off-road parking for 2 cars in tandem.

REAR GARDEN: refer to photographs

230⁰ magnetic South West, gate to parking, tap, space for shed.

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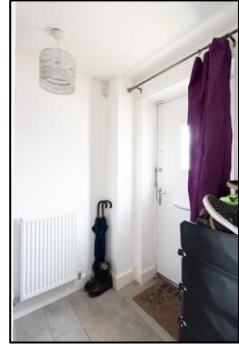
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Front



Front Door and Entrance Hall



Living Room



Living Room



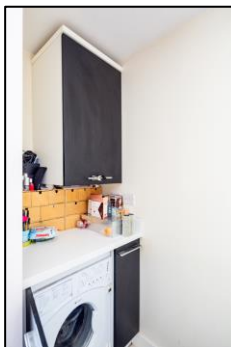
Kitchen Diner



Kitchen Diner



Kitchen Diner



Utility Area and Cloakroom

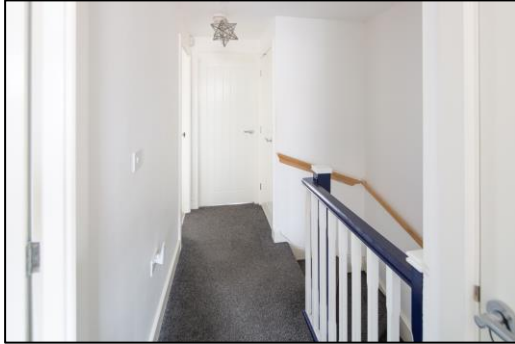
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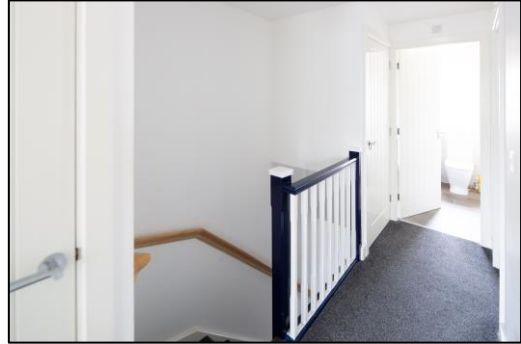
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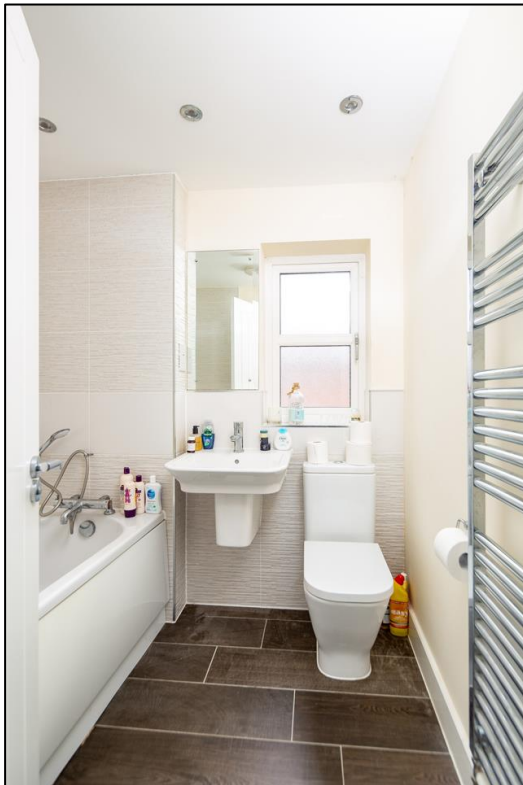
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Landing



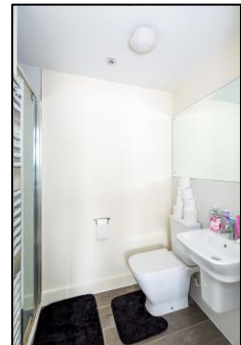
Landing



Bathroom



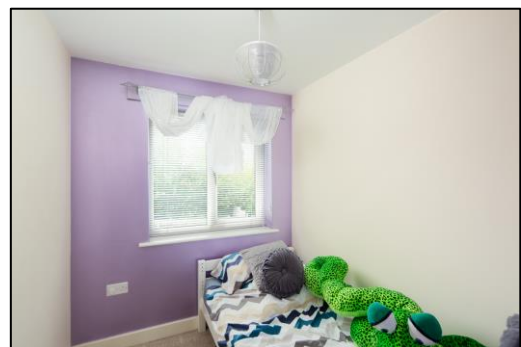
Bedroom One



En-Suite to Bedroom One



Bedroom Two



Bedroom Three

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Rear Garden



Rear Garden



Rear Garden



Parking Access



Parking Spaces

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Notes of Solicitors:

Residential development of up to 50 dwelling houses with associated open space and vehicular access.
[Planning application: 10/00807/OUT - Planning register | Planning register | Cherwell District Council](#)

Reserve Matters for 10/00807/OUT - 48 no. dwellings including details of appearance, landscaping, layout and scale
[Planning application: 12/00799/REM - Planning register | Planning register | Cherwell District Council](#)

Variation of Section 106 legal agreement to approved application 10/00807/OUT
[Planning application: 12/01263/OBL - Planning register | Planning register | Cherwell District Council](#)

Discharge of Conditions 16, 17, 18 & 19 of 10/00807/OUT
[Planning application: 12/00266/DISC - Planning register | Planning register | Cherwell District Council](#)

Section 73 application for the removal of conditions 8, 10 and 11 of 12/00799/REM
[Planning application: 12/01596/F - Planning register | Planning register | Cherwell District Council](#)

Discharge of Conditions 6, 8, 12, 13, 20, 23, 24, 25 & 26 of 10/00807/OUT
[Planning application: 12/00292/DISC - Planning register | Planning register | Cherwell District Council](#)

Discharge of Conditions 3, 4, 5, 6 & 7 of 12/00799/REM
[Planning application: 12/00293/DISC - Planning register | Planning register | Cherwell District Council](#)

48 New Dwellings and Associated Works
[Building Control Application: 13/00012/DOMFP - Planning register | Planning register | Cherwell District Council](#)

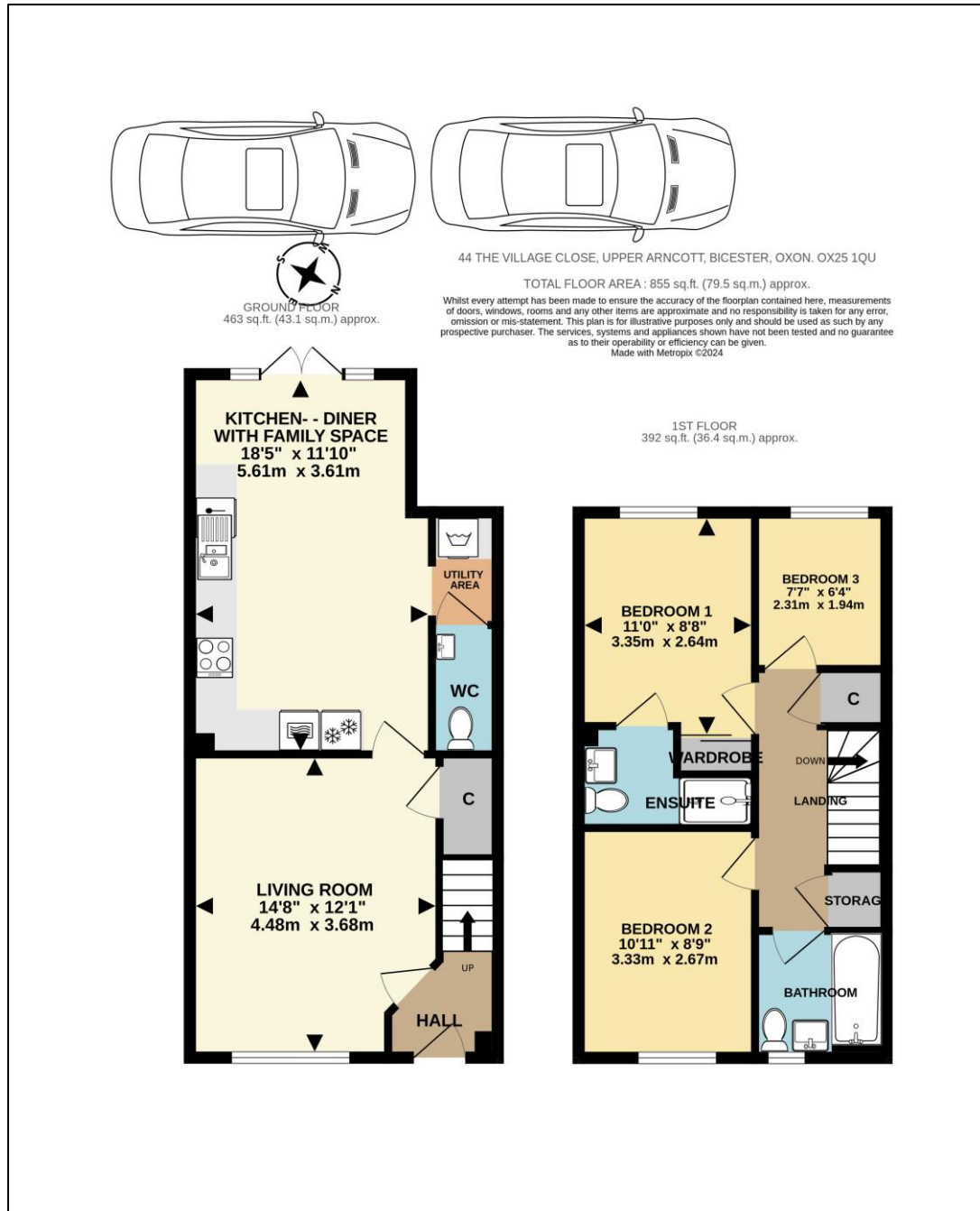
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