

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



26 Orchard Close, Upper Arcott, Oxfordshire. OX25 1QT

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

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**Three Bedroom Mid-Terraced House with DOUBLE GARAGE,
Cloakroom, Living Room with Pod, Kitchen Diner,
Shower Room and En-Suite, Front and Rear Gardens**

FREEHOLD

Guide Price: £ 350,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Kitchen Diner
- ❖ Living Room
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Shower Room and En-Suite
- ❖ Front and Rear Garden
- ❖ Double Garage
- ❖ Close to Local Amenities

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of C (78).
Council Tax: Band C
Approx. £2,090 per annum.

Ground Floor:

STORM PORCH:

Outside ground level gas meter box, external electric meter box, part-glazed security front door to:

ENTRANCE HALL:

Plain plaster ceiling, coving, RCD electricity fuse board, radiator, click laminate flooring, telephone point, built-in cupboard, understairs cupboard, staircase.

CLOAKROOM: 7'1 x 3'0

Plain plaster ceiling, extractor fan, radiator, click laminate flooring, dual flush close coupled WC, wash hand basin with drawers under.

KITCHEN DINER: 19'6 x 8'4

Front aspect PVC window, plain plaster ceiling, downlighting, coving, click laminate flooring, radiator, space for table and chairs. Range of base and eye level units, roll edge laminate surfaces, tiled surrounds, space for upright fridge freezer, 600mm drawers, 500mm base unit, stainless steel and glass fan oven/grill, 4-ring gas hob, stainless steel extractor hood, 500mm base unit, 900mm corner base unit with 600mm door, 1200mm base unit with two 600mm doors, 1000mm corner base unit with 500mm door, space for washing machine, 600mm base unit.

LIVING ROOM: 15'4 x 11'6 plus 2'6 into pod

Rear aspect PVC pod with French doors and windows either side, plain plaster ceiling, coving, click laminate flooring, two radiators.

First Floor:

LANDING:

Plain plaster ceiling, coving, access to loft space (*part-boarded, insulation*), radiator, laminate flooring, airing cupboard.

SHOWER ROOM: 8'7 x 6'5

Plain plaster ceiling, downlighting, extractor fan, vinyl tiled floor, chrome heated towel rail, 1200mm x 600mm shower enclosure, thermostatic shower, sliding head support, wash hand basin with drawers under, shaver socket, dual flush close coupled WC.

BEDROOM ONE: 12'10 x 12'1 narrowing to 10'3

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

EN-SUITE: 9'7 x 5'0

Plain plaster ceiling, downlighting, extractor fan, vinyl tiled floor, chrome heated towel rail shower enclosure with thermostatic shower, sliding head support, dual flush close coupled WC, wash hand basin with drawer under, shaver socket.

BEDROOM TWO: 11'10 x 8'3

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

BEDROOM THREE: 8'8 extending to 9'4 plus built-in wardrobe x 6'10

Rear aspect PVC window, plain plaster ceiling, laminate flooring, radiator, built-in single wardrobe.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Timber frame sloping polycarbonate roof and tiled floor.

DOUBLE GARAGE:

Garage in block to rear with twin up and over doors, eaves storage.

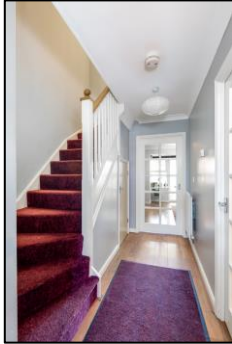
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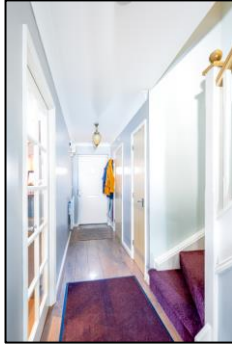
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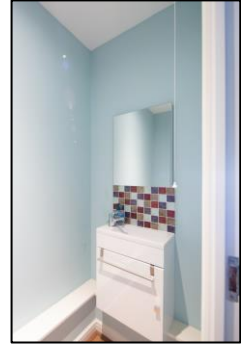
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Entrance Hall



Cloakroom



Kitchen Diner



Kitchen Diner



Kitchen Diner



Living Room



Living Room



Living Room

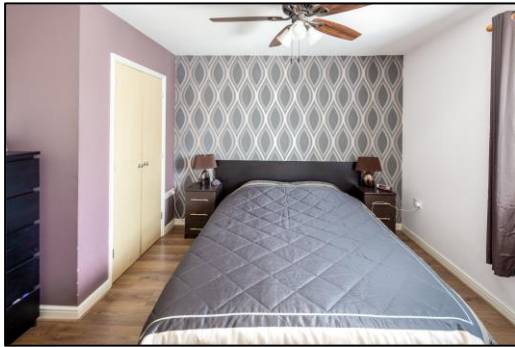
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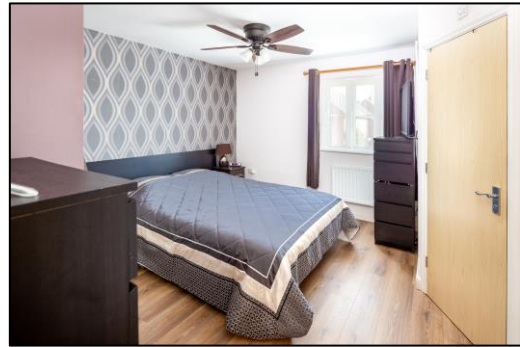
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Bedroom One



Bedroom One



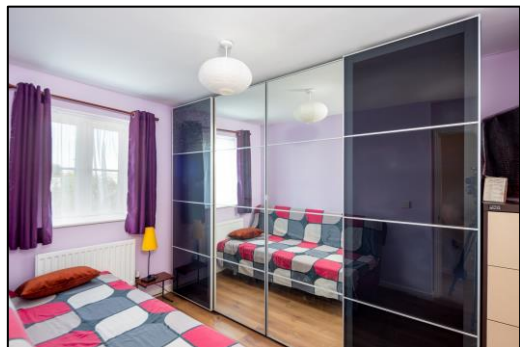
Bedroom One



En-Suite Shower Room



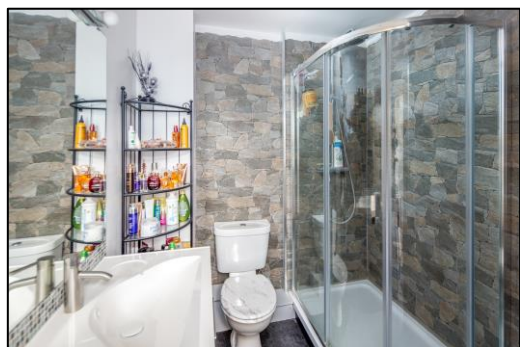
Bedroom Two



Bedroom Two



Bedroom Three



Family Shower Room

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Rear Garden



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Rear Elevation



Rear Garden



Double Garage and Block to Rear



Double Garage and Block to Rear



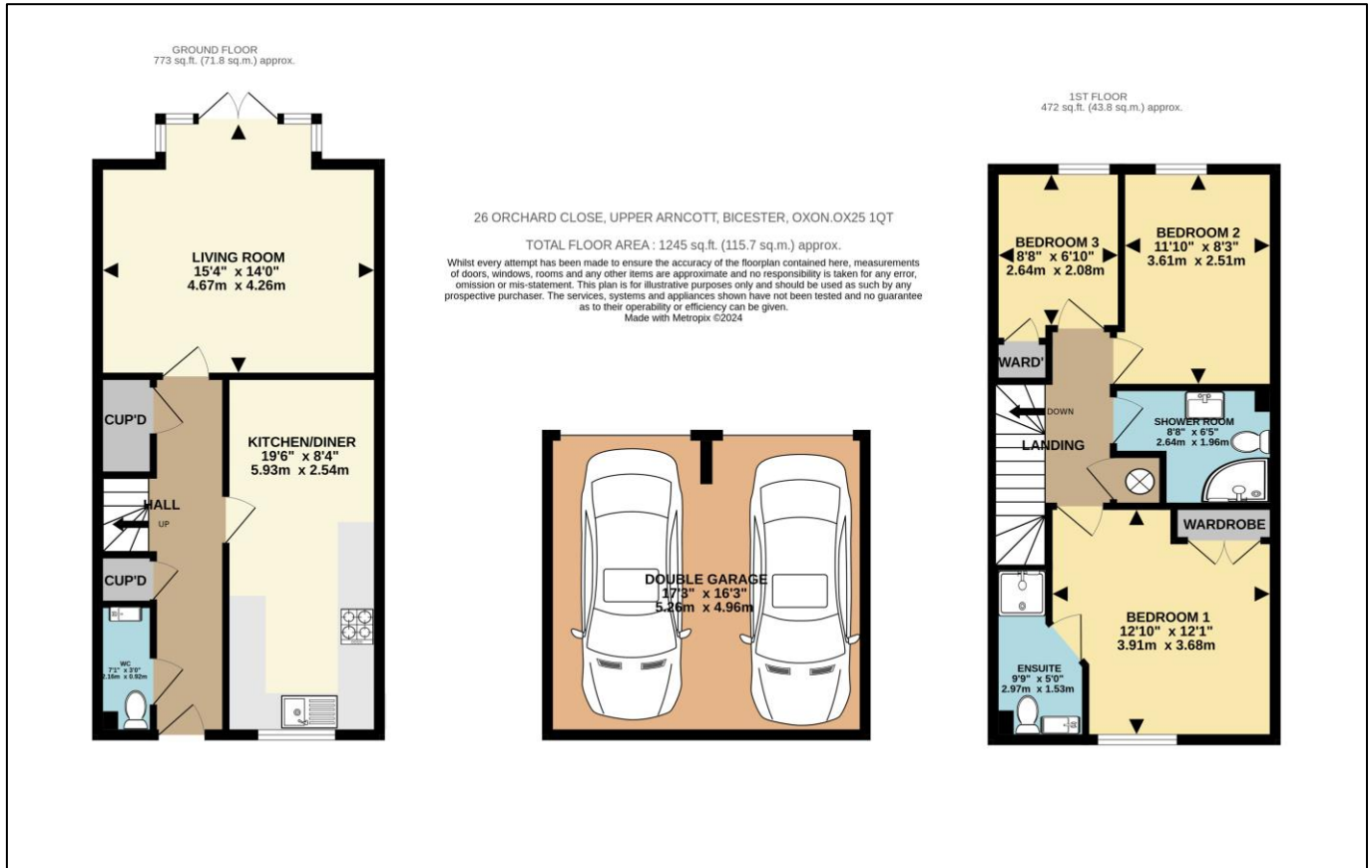
Land Registry Plan

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