

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



27 Woodpiece Road, Upper Arncott, Oxfordshire. OX25 1PJ

Ideally suited to those with trades skills or access to them as a project to do up. The solar panels are owned outright, the polystyrene tiles are being removed to make mortgage lending easier on it. This is a disposal sale and open to serious offers.

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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

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**In Need of Refurbishment and Updating, A Three Bedroom
End of Terrace House with Living Room, 16'5 Kitchen,
Shower Room and Separate WC,
Front and Rear Gardens, Owned Solar Panels**

FREEHOLD

£ 250,000

- ❖ Open Porch
- ❖ Entrance Hall
- ❖ Living Room
- ❖ 16'5 Kitchen
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Shower Room (unfitted) and Separate WC
- ❖ Front and Rear Gardens
- ❖ Owned Solar Panels

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Key Facts for Buyers:

EPC: Rating E (50)
Council Tax: Band B
Approx. £2,009 per annum.

Ground Floor:

OPEN PORCH:

Outside porch, outside store, glazed
PVC front door to:

ENTRANCE HALL: 19'4 x 5'10 narrowing to 5'4

Electric cupboard enclosing solar
isolator, smart meter, RCD/MCB
electricity consumer unit and second 40
amp RCD unit, staircase, understairs
cupboard, radiator.

LIVING ROOM: 15'4 x 12'3

Front aspect PVC window, radiator,
electric fire.

KITCHEN: 16'5 x plus larder x 8'5

Rear aspect half glazed PVC door, rear
aspect PVC window, built-in cupboard
enclosing "Aztec" electric boiler and
isolator. Due for a refit.

First Floor:

LANDING:

Access to loft space.

SHOWER ROOM:

Unfitted except for the shower tray.

WC:

Rear aspect PVC window, dual flush
concealed cistern WC, fitted aqua panel
walls, laminate floor.

BEDROOM ONE: 12'0 plus airing cupboard x 12'5 narrowing to 10'2

Rear aspect PVC window, radiator,
airing cupboard.

BEDROOM TWO: 12'0 x 9'5

Front aspect PVC window, radiator.

BEDROOM THREE: 8'11 x 8'10

Front aspect PVC window, radiator,
overstairs bulkhead wardrobe.

Outside:

**FRONT GARDEN: refer to
photograph**

**REAR GARDEN: refer to
photographs**

25 ft x 31 ft, approximately 300⁰ North
West, side aspect gate, brick built shed,
old coal shed.

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Entrance Hall



Entrance Hall



Living Room



Living Room



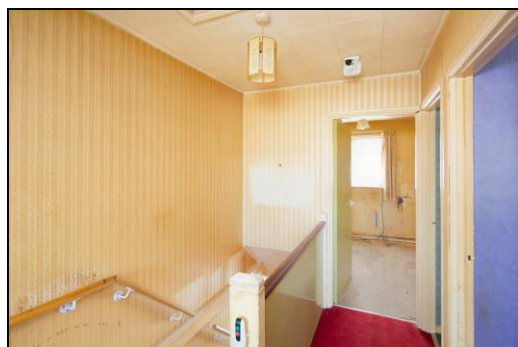
Kitchen



Kitchen



Kitchen



Landing

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Bedroom One



Bedroom One



Shower Room and WC



Bedroom Two



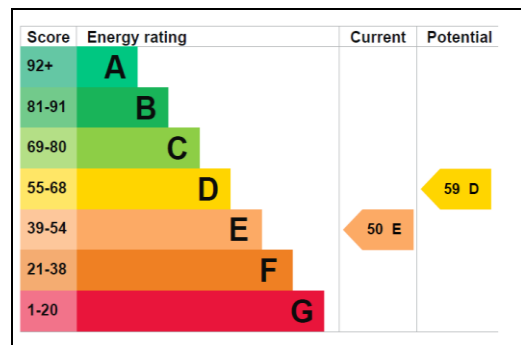
Bedroom Three



Bedroom Three



Rear Garden



EPC

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Land Registry Plan and Satellite View



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Space for Notes

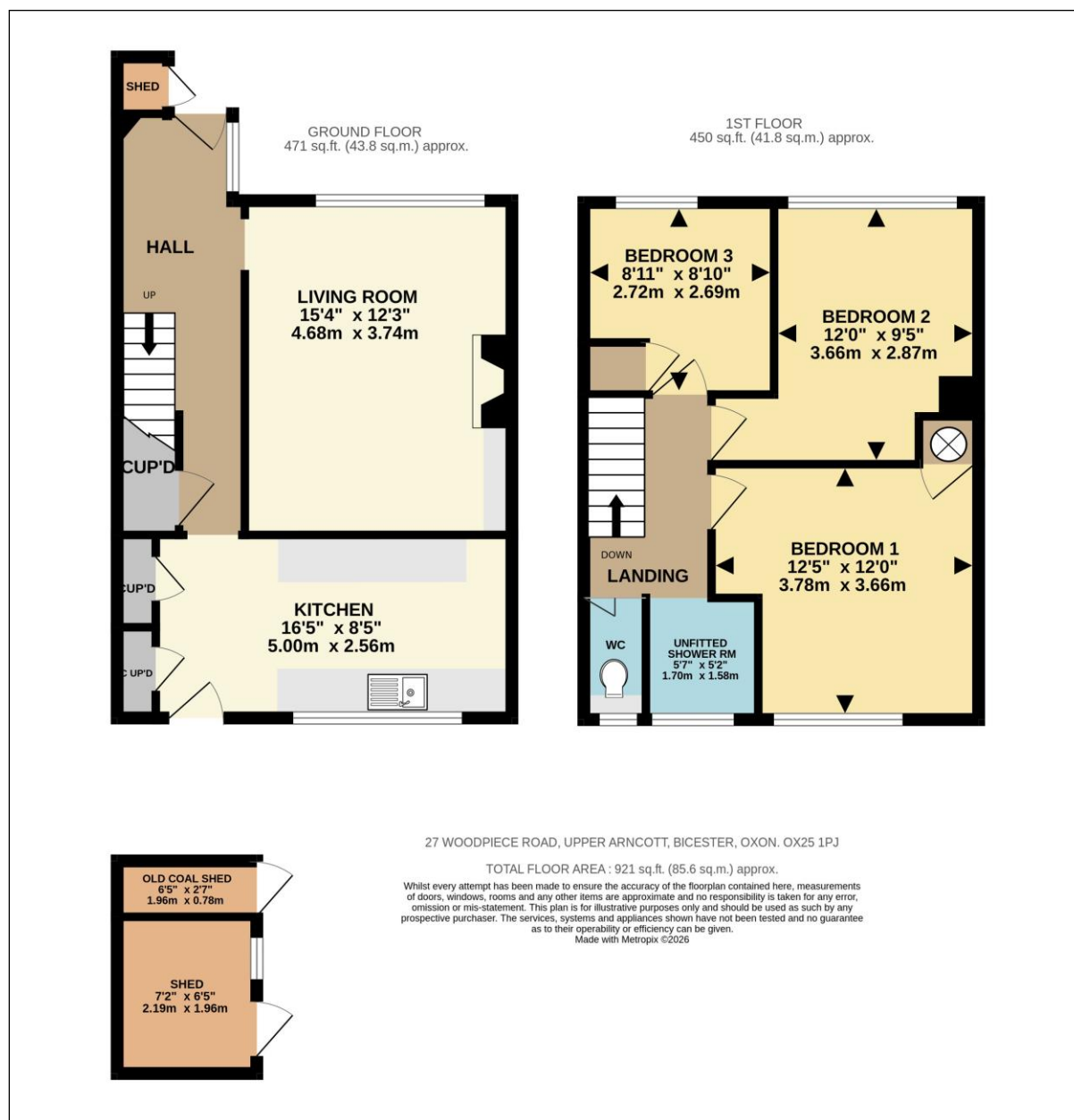
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