



29 Buchanan Road, Upper Arcott, OX25 1PH

Guide Price £325,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extensively improved, two double bedroom house offering fantastic open plan living with views to open countryside. This exceptional house has been improved throughout with particular attention paid to the kitchen extension and the replacement bathroom. The ground floor is principally open plan with a large kitchen/dining room having fireplace. The kitchen is particularly bright and light with an excellent range of work surfaces and storage units. Both bedrooms are good sized doubles and the bathroom has a white suite. The front garden would be capable of providing Off-street parking (subject to planning), whilst the rear garden is well enclosed with a large patio. For those seeking a larger than average two bedroom village property, viewing is highly recommended.

AGENTS NOTES

A two bedroom, end terraced house likely to date from around the 1970. Mains; Water, drainage, gas and electricity are connected. Heating - gas fired boiler to radiators. Broadband - Ofcom states - standard and superfast broadband are available.

Predicted mobile phone availability - Ofcom states - indoors all service providers have limited availability for both voice and data, except Three who has none. Outdoors - all service providers are likely to have availability for both voice and data.

Properties built pre-2000 may contain asbestos, either in certain materials used in their construction, or in certain materials used in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

Local Authority: Cherwell District Council - B. EPC - D





Key Features

- An exceptionally spacious two bedroom end terrace house
- Super open plan living with open fireplace
- Light, bright highly specified kitchen
- Two generous double bedrooms
- Smart bathroom with white suite
- Field views
- Potential for off-street parking (subject to planning)
- Village with pub and convenience store
- See our website for up-to-date material information.

The Location

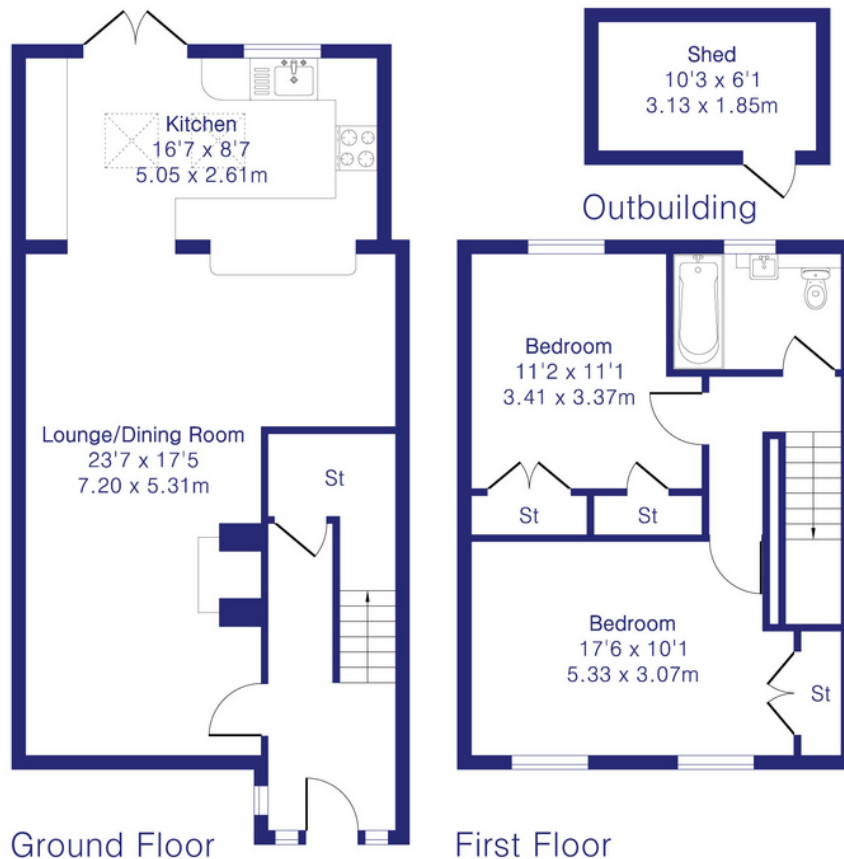
Set in a lovely edge of village position with views to open countryside. Upper Arncliffe is a medium size village with a pub and a nearby convenience store. Ambrosden (approximately one and a half miles), has a primary school and further shops. The large market town of Bicester lies approximately three and a half miles away and provides for all day to day needs. Bicester also offers mainline railway stations with services between them to London Marylebone, Birmingham, Bicester and now also on the new East West Railway link. Both Junctions 9 and 10 of the M40 are easily accessible.

Approximate Gross Internal Area 997 sq ft - 92 sq m

Ground Floor Area 585 sq ft – 54 sq m

First Floor Area 412 sq ft – 38 sq m

Outbuilding Area 62 sq ft – 6 sq m
(Excluding Outbuilding)



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