



67 Hobby Road, Bodicote, Banbury, Oxon OX15 4GH
£325,000

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A well presented semi-detached property offered with no onward chain complemented by a private rear garden.

Canopy porch | Entrance hall | Cloakroom | Living room | Kitchen/diner | Master bedroom with en-suite | Two further bedrooms | Bathroom | Gardens to front and rear | Garage to rear | Driveway

Located on the popular Longford Park development within close proximity of many amenities, a three bedroom semi-detached house providing well-balanced accommodation throughout benefiting from garage and driveway to rear.

Ground Floor

Canopy porch.
Front door.

Entrance hall: Stairs rising to first floor. Laminate flooring.

Cloakroom: White suite comprising of pedestal handbasin and low level WC. Tiling to splashback areas. Extractor fan.

From the hallway, door through to living room.

Living room: Double glazed window to front aspect. Laminate flooring.

Door through to kitchen/diner.

Kitchen/diner: Comprising of contemporary wall and base units. Cupboard housing Ideal Logic gas combination boiler for domestic hot water and central heating. 4 ring gas hob with electric oven under. Integrated fridge/freezer. Integrated washing machine. Integrated slim-line dishwasher. Complementary tiling to splashback areas. Recessed spotlights. Window overlooking garden. Double doors giving access to garden. Understairs storage cupboard.

First Floor

Landing: Access to loft. Useful store cupboard.

Master bedroom: Double bedroom to front aspect with fitted wardrobes and en-suite.

En-suite: Comprising of fully tiled double width shower cubicle, pedestal handbasin and low level WC. Tiling to splashback areas. Window to side.

Bedroom two: Double bedroom to rear aspect with fitted wardrobes.

Bedroom three: Single bedroom to front aspect.

Bathroom: White suite comprising of panelled bath, pedestal handbasin and low level WC. Tiling to splashback areas. Extractor fan.

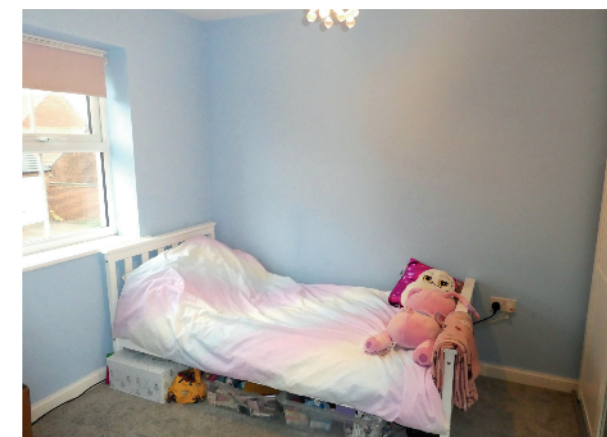
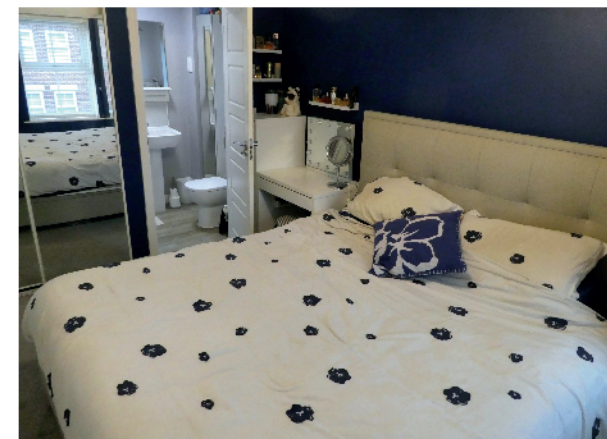
Outside

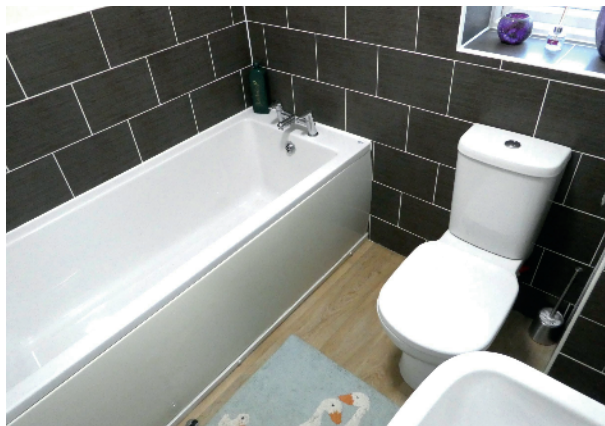
Rear garden: Enclosed by fencing and walling giving a good degree of privacy. Laid to patio. Artificial lawn. Access front to back via gate. Raised decking area to the rear of the garden leads to garage.

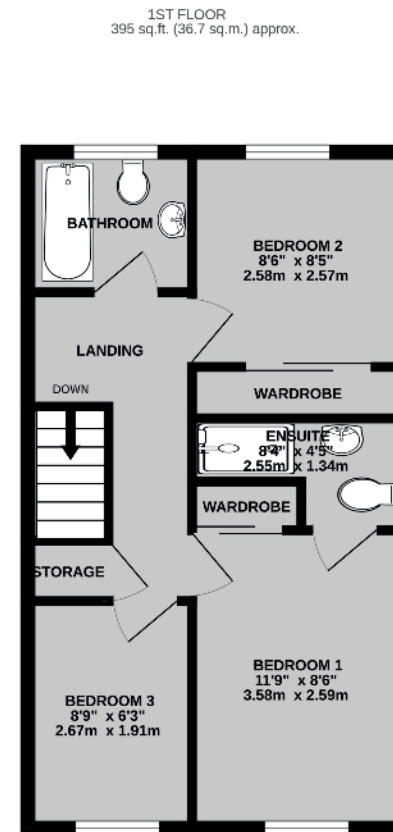
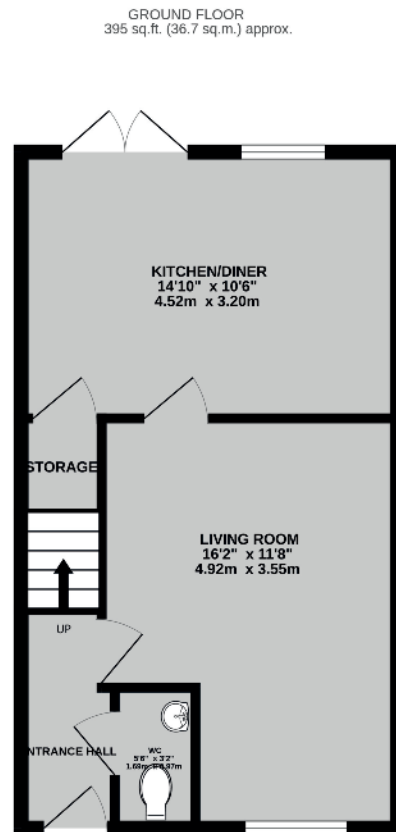
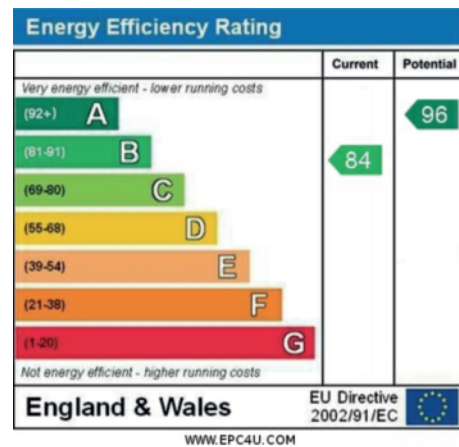
Garage: Brick construction. Light and power connected. Metal up and over door. Driveway in front.

Front: Low maintenance front garden. Pathway to front door.

Services: All
Authority: Cherwell District Council
Council Tax Banding: D
Directions: From Banbury Cross proceed south on the Oxford Road and continue along this road and under the flyover, turn left into Longford Park.







TOTAL FLOOR AREA : 790 sq.ft. (73.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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