



27 Arundel Close, Kings Sutton, Banbury, Oxon OX17 3QZ
Guide Price £300,000 Freehold

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Well presented semi-detached bungalow.

Entrance hallway | Living room | Kitchen | Dining room | Two double bedrooms | Refitted shower room | Rear garden | Driveway | Double glazing | Gas central heating

Located in the much sought after village of King Sutton is this well presented two bedroom semi-detached bungalow. The property benefits from a good size living room, refitted kitchen with dining room extension, two double bedrooms, refitted shower room, as well as a pleasant rear garden and driveway.

Accommodation

Covered porch.
Entrance via composite door to entrance hallway.

Entrance hallway: Radiator. Doors to all accommodation. Access to loft with pull down ladder. Cupboard housing Worcester Combi boiler which is regularly serviced, fitted approximately 11 years ago.

Living room: Spacious living room with UPVC double glazed window to the side aspect. Radiator. Built-in electric fire.

Kitchen: Refitted kitchen with a range of base and eye level units. Laminate worktop. Built-in sink unit. Space for fridge/freezer. Built-in oven with 4 ring gas hob and extractor hood above. Space and plumbing for washing machine and dishwasher. UPVC double glazed window to the front aspect. Tiled flooring. Wall mounted fuse box. UPVC double glazed door through to dining room.

Dining room: Tiled flooring. Radiator. Windows to front and side aspects with double glazed sliding patio doors leading to rear garden.

Bedroom one: Large double bedroom with UPVC double glazed window overlooking rear garden. Built-in wardrobes. Radiator.

Shower room: Three piece refitted white suite comprising low level WC, wash hand basin with built-in storage underneath. Double shower cubicle with bar shower over. Tiling to splashback areas. Wall mounted heated towel rail. Tiled flooring. UPVC double glazed obscured window to the front aspect.

Bedroom two: Double bedroom with UPVC double glazed window to the side aspect. Radiator. Built-in wardrobes.

Outside

Front: Pathway leading to front door. Large wrap around front garden mostly laid to lawn with various flower borders. Pathway leads to gated side access and **driveway** for one vehicle.

Rear garden: Mostly block paved, enclosed by timber panel fencing and brick wall. Shed area and gated access leading to the front of the property.

Kings Sutton

Kings Sutton is a well-served village, situated on the Northamptonshire/Oxfordshire borders approximately 4 miles south east of Banbury. The village amenities include a primary school, co-op, post office, two churches, two pubs and playing fields. There is also a railway station, providing services to Oxford and London.

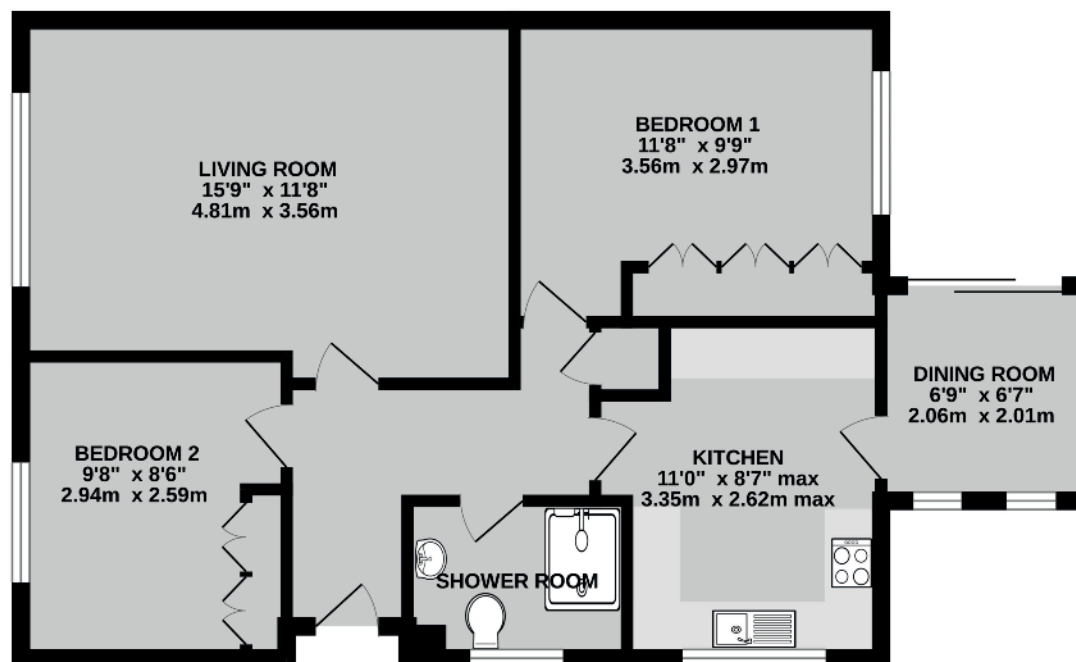
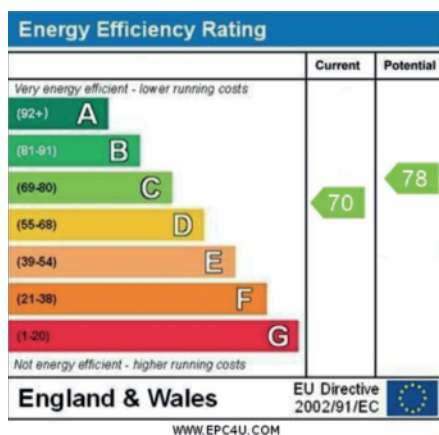
Services: All Council Tax Banding: C
Authority: South Northants Council

Directions: From Banbury Cross proceed south on the Oxford Road for approximately two and a half miles and upon reaching Twyford take the left turn on the Kings Sutton road. Upon entering the village of Kings Sutton take the first left turn into Sandringham Road; second left into Hampton Drive; first right onto Balmoral Way turn right onto Blenheim Rise and right into Arundel Close.





601 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.9 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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