



JOE VIEIRIA POWERED BY **exp** TM UK

📞 01295 535 188 / 07796 266 529

@ joe.vieira@exp.uk.com

🌐 joevieira.exp.uk.com

Lawrence Close, Banbury, OX16 2DR

Offers Over £475,000

4 3 2



Full description

Laurence Close

Banbury OX16

Tenure: Freehold

What Could Be Better Than A New Build On A Popular Development? An immaculate nearly-new build, in good condition but with the annoying little snags taken care of. Perfect for families looking for a spacious, move-in-ready home.

Built by Bellway Homes in 2021, this superb family home is ready to move into. You won't even need to lift a paintbrush.

No matter how good the builder, when you buy new you always get a few little irritating snags. And you probably have to put up with living on a building site for a while.

Compared to all that hassle, buying nearly new is a breeze. Even more so when the current owners have taken such great care of this 3-year-old home.

Hanwell View is a modern community just out of Banbury, off of Southam Road. That means it's only a 10 minute drive to the town center but it's also perfect if you like getting out into the country.

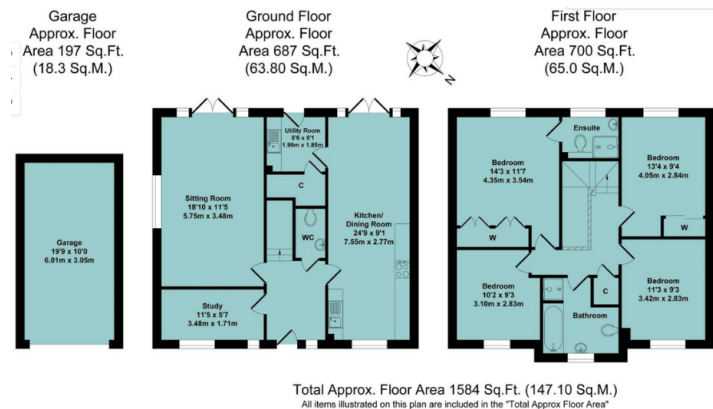
There's open fields to explore the minute you leave the estate with the Oxford Canal a pleasant 15 minute walk away.

The ground floor has a spacious lounge at the back with double doors through to the rear garden. Open kitchen / diner / family room and a utility room. That creates a joined-up space where the whole family can cook, eat and socialise together.

The garden will be perfect for sitting out with an early morning coffee to catch the sunrise or to watch the sun go down with a glass of something chilled.

Upstairs there's the family bathroom, and four double bedrooms





- Detached Property
- Kitchen / Diner
- Downstairs Study
- Garage + Driveway
- Property Ref: JV0032
- Four Double Bedrooms
- Spacious Sitting Room
- Incredibly well presented
- Council Tax Band Band E Ext £2.873



Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.

Registered company number is 12016573. VAT Registration Number is 327 4120 29