



Connells

Reedmace Road
Bodicote BANBURY



Property Description

A well presented modern two double bedroom semi-detached home with a great size rear garden located to the south of Banbury just off the Oxford Road.

Accommodation includes: Entrance hall then leading through to the large Kitchen/Dining and Lounge area overlooking the garden. To the first floor we have two exceptionally large double bedrooms and a modern bathroom.

BODICOTE is a popular and thriving village lying approximately a mile and a half South of Banbury. It has a community feel with such groups as The Bodicote Cricket Club and Bodicote Players Amateur Dramatics Group. Within the village amenities include a Post Office/shop, a farm shop and café, two public houses, an Indian restaurant, village hall, Banbury Rugby Club, Kingsfield sports and recreation area with children's playground, Bannatyne's Health and Leisure Club and a bus service to and from the two centre.

Reedmace Road forms part of a modern development called "Longford Park". There are to be a range of amenities including a primary school, a community centre, football pitches and a sports pavilion. There is now a large landscaped area of parkland with meandering paths through a rolling planted area close to the Oxford canal.

Entrance Hall

Door into Cloakroom and Reception room

Cloakroom

Double glazed frosted window to the front aspect. A modern low level wc, wash hand basin, extractor fan and radiator.

Lounge/ Diner

18' 8" max x 13' 4" (5.69m max x 4.06m)
With double glazed patio doors to the rear and overlooking the good size rear garden. Open plan into the Kitchen area and storage cupboard.

Kitchen Area

11' 2" x 6' (3.40m x 1.83m)
Double glazed window to the front aspect. A modern kitchen with a range of wall and base mounted unit with worksurfaces over and incorporating a sink unit with splash backs. Integrated appliances.

Landing

Access to first floor rooms

First Floor

Bedroom One

Double glazed windows to the front aspect, Wardrobe and Radiator.

Bedroom Two

Double glazed window to the rear aspect.
Radiator.

Bathroom

Double glazed frosted window to the side aspect. A modern white suite with a panelled bath with shower over, wash hand basin and low level wc. Extractor fan and radiator.

Outside

Front Garden

Driveway for off road parking

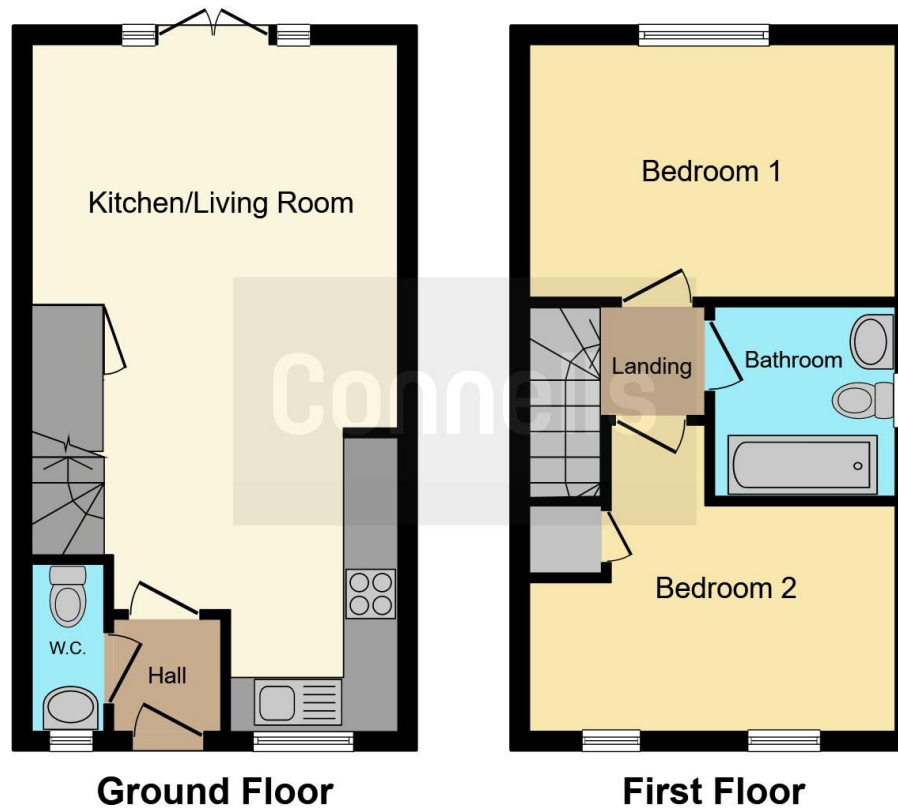
Rear Garden

A good size rear garden with patio area then mainly laid to lawn









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01295 268 101
E banbury@connells.co.uk

33 Bridge Street
 BANBURY OX16 5PN

EPC Rating: B

view this property online connells.co.uk/Property/BAN308557

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BAN308557 - 0010