



**Connells**

Robins Way  
Bodicote Banbury



### Property Description

Connells Estate Agents are delighted to present this spacious two bedroom end terraced home located within the sought after location of Longford Park.

Accommodation comprises; entrance hall, cloakroom, spacious lounge with access to the rear garden and kitchen.

On the first floor; two double bedrooms and family bathroom.

Outside; a low maintenance private rear garden with brick built shed. Furthermore there is rear access leading to off street parking.

### Entrance Hall

Enter via door to front aspect. Storage cupboard. Wall mounted radiator.

### Cloakroom

Low level WC and wash hand basin. Wall mounted radiator.

### Kitchen

8' 10" x 6' 4" ( 2.69m x 1.93m )  
Double glazed window to front aspect. Wall and base units. Work surfaces. Sink and drainer unit. Integrated fridge freezer. Integrated washing machine. Gas hobs with hood over. Oven.

### Lounge

15' 9" x 12' 10" ( 4.80m x 3.91m )  
Double glazed window to rear and side aspect. Wall mounted radiator. Television point. Patio doors leading to the rear garden.

### First Floor

#### Bedroom One

12' 10" x 9' 3" ( 3.91m x 2.82m )  
Double glazed window to front aspect. Wall mounted radiator.

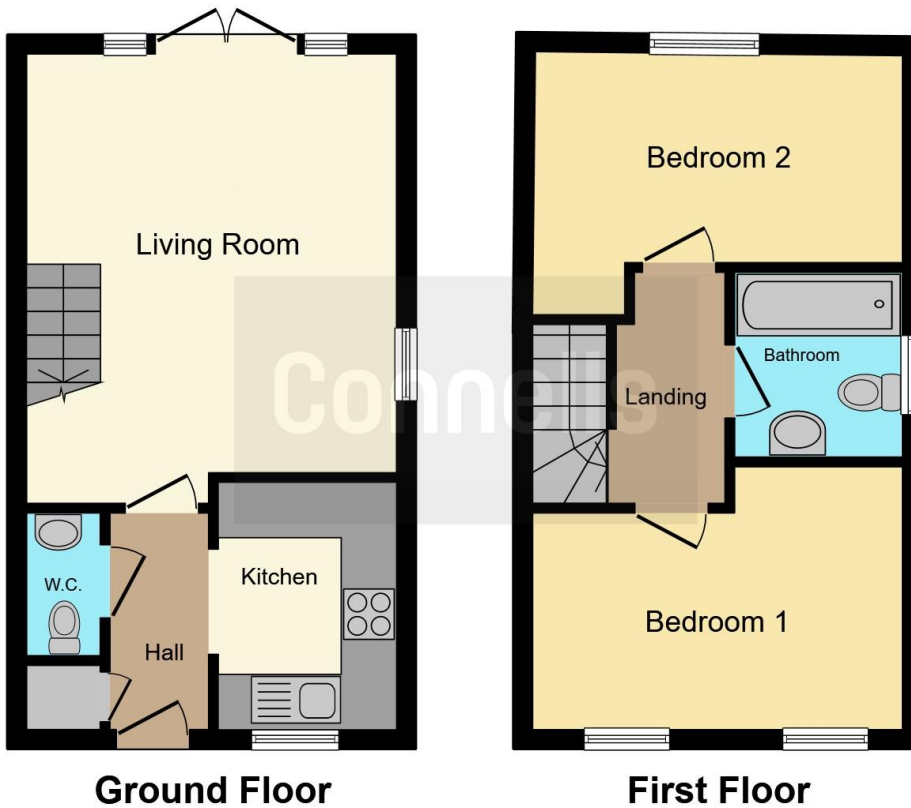
#### Bedroom Two

12' 10" x 9' 6" ( 3.91m x 2.90m )  
Double glazed window to rear aspect. Wall mounted radiator.

## KEY FEATURES

- Two double bedrooms
- Cloakroom
- Generous sized lounge
- Well-presented throughout
- Brick built shed
- Private rear garden
- Off street parking
- Located in Longford Park





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](mailto:banbury@connells.co.uk)**

33 Bridge Street  
 BANBURY OX16 5PN

**EPC Rating: B**

**view this property online [connells.co.uk/Property/BAN308579](http://connells.co.uk/Property/BAN308579)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BAN308579 - 0004