



**Connells**

Bretch Hill  
Banbury



### Property Description

This property is situated within close proximity to Banbury Town Centre, transport links and popular schools.

This family home benefits from a spacious living room, with downstairs shower room added by the current owners, a kitchen/diner and from the first floor landing there are three bedrooms and a family bathroom.

Externally the property has a good size front garden and private enclosed small rear garden

Internal inspection is highly recommended.

### Entrance Hall

Door to front aspect, stairs rising from ground floor to first floor.

### Lounge

13' 4" x 11' 4" ( 4.06m x 3.45m )  
Double glazed window to both front and rear aspects, television point and telephone point. Owners have built a downstairs shower room.

### Showerroom

Comprises of a shower, low level wc and wash hand basin.

### Kitchen/ Diner

17' 1" x 13' 4" ( 5.21m x 4.06m )

Double glazed window to front and rear aspect and patio doors leading to rear aspect, a fitted kitchen with a range of wall and base cupboards, 1 1/2 sink/drainers, space for washing machine and fridge freezer.

### Bedroom One

12' x 7' 7" ( 3.66m x 2.31m )  
Double glazed window to front aspect, built in wardrobes and radiator.

### Bedroom Two

9' 1" x 7' 1" ( 2.77m x 2.16m )  
Double glazed window to front aspect, built in wardrobes and radiator.

### Bedroom Three

10' 4" x 10' 4" ( 3.15m x 3.15m )  
Double glazed window to rear aspect and radiator.

### Bathroom

Double glazed windows to side aspect, a three piece suite comprising of WC, wash hand basin and bath.

### Outside

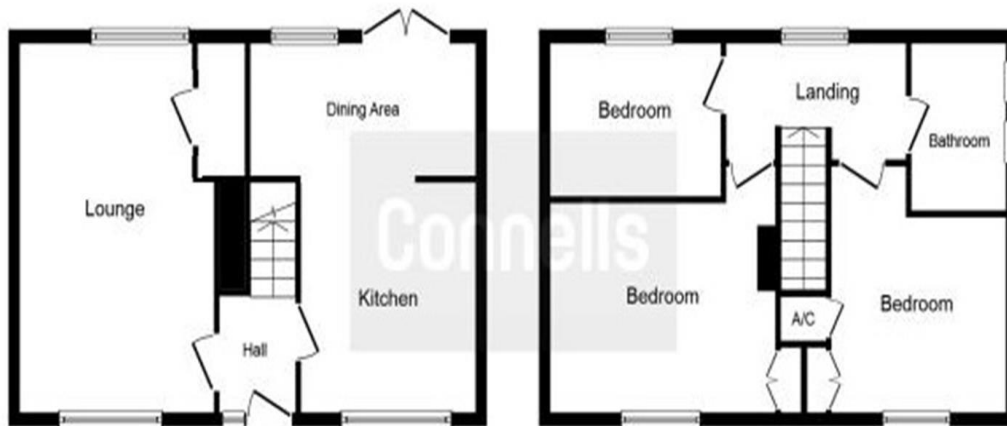
A good size front garden with pathway to front entrance door and mainly laid to lawn with flower and

plant borders

### KEY FEATURES

- Three Bedrooms
- Semi Detached
- Spacious Kitchen/Diner
- Popular Location
- Spacious Living Room
- Featuring solar panels, a modern combi-boiler, and double glazing





**Ground Floor**

**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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

33 Bridge Street  
 BANBURY OX16 5PN

**EPC Rating: D**

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Tenure: Freehold



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