



Connells

Austin Drive
BANBURY



Property Description

A three bedroom Detached family home located on a lovely plot with a good size driveway leading to the garage.

Accommodation includes -: Entrance porch leading through to entrance hall and downstairs accommodation. Leading through to the Kitchen and a handy side porch for the convenient, cloakroom and easy access to the garage. The Lounge is a good size and the dining room has a lovely conservatory overlooking the rear garden.

To the first floor we have two double bedrooms and a good size single. A refitted bathroom complements the home.

Outside to the front a great size driveway leading to garage and some planting and the rest laid to lawn. To the rear Garden a good size patio area then steps down to the mainly laid to lawn garden which in the valuers opinion offers a high degree of privacy.

Entrance Porch

Door Into Entrance Hall

Entrance Hall

Stairs rising to the First Floor, access to ground floor rooms and Radiator. understairs storage cupboard.

Lounge

14' 7" x 11' 3" max (4.45m x 3.43m max)

Double glazed window to the front aspect. Gas living flame fire and radiator.

Kitchen

11' 3" max x 6' 10" (3.43m max x 2.08m)

Double glazed window to the rear aspect, door to side porch. Offering a range of wall & base mounted units with worksurfaces over and incorporating a ceramic sink/drain unit with tiled splashbacks. Integrated oven with four ring gas hob and cookerhood over. Door to dining room and side porch. Radiator.

Side Porch

Door to Cloakroom, side garden and garage.

Cloakroom

Double glazed window to the side aspect. Comprises of a low level wc and wash hand basin. Electric heater.

Dining Room

10' 4" x 9' 7" (3.15m x 2.92m)

Sliding Patio doors leading to conservatory, radiator.

Conservatory

7' 7" max x 8' 3" to door (2.31m max x 2.51m to door)

Of brick and uPVC construction with doors the rear garden.

First Floor

not yet received. We advise you speak to your Conveyancer regarding this matter as may cause delays.

Bedroom One

12' 7" x 11' 6" into door recess (3.84m x 3.51m into door recess)

Double glazed window to front aspect, Radiator.

Bedroom Two

11' 10" x 11' 11" max (3.61m x 3.63m max)

Double glazed window to the rear aspect, radiator.

Bedroom Three

9' 3" max x 7' 4" (2.82m max x 2.24m)

Double glazed window to the front aspect, radiator.

Bathroom

Frosted double glazed window to the rear aspect A modern re-fitted paneled bath, vanity wash hand basin and low level wc. Towel radiator.

Outside

Outside to the front a great size driveway leading to garage and some planting and the rest laid to lawn. To the rear Garden a good size patio area then steps down to the mainly laid to lawn garden which in the valuers opinion offers a high degree of privacy and SOUTH facing.

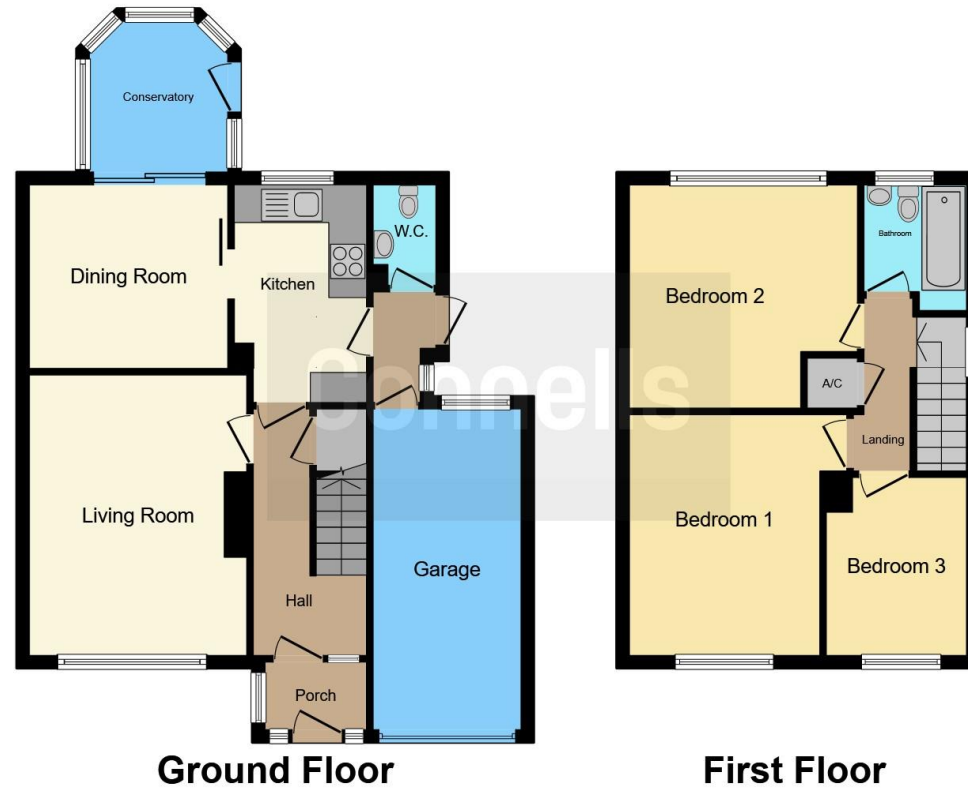
Agents Notes -:

The grant of probate has been applied for but









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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