





Britannia Road  
Banbury OX16 5DW

for sale offers in excess of  
**£240,000**



## Property Description

Connells Estate Agents are delighted to present this spacious two bedroom home located within walking distance to Banbury Town Centre.

Accommodation comprises; entrance hall, spacious lounge leading to a generous sized dining room and a kitchen.

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

Outside; a private rear garden.

## Entrance Hall

Enter via door to front aspect.

## Lounge

10' 4" x 9' 4" ( 3.15m x 2.84m )

Single glazed window to front aspect. Wall mounted radiator, Television point.

## Dining Room

11' 4" x 9' 7" ( 3.45m x 2.92m )

Single glazed window to rear aspect. Wall mounted radiator.

## Kitchen

7' 2" x 11' 7" ( 2.18m x 3.53m )

Single glazed window to side aspect. Door leading to garden. Wall and base units. Worksurfaces. Space for appliances including

fridge freezer and washing machine. Sink and drainer unit.

## First Floor

### Bedroom One

14' 4" x 9' 5" ( 4.37m x 2.87m )

Single glazed window to front aspect. Built in wardrobes. Wall mounted radiator.

### Bedroom Two

6' 8" x 9' 6" ( 2.03m x 2.90m )

Single glazed window to rear aspect. Wall mounted radiator.

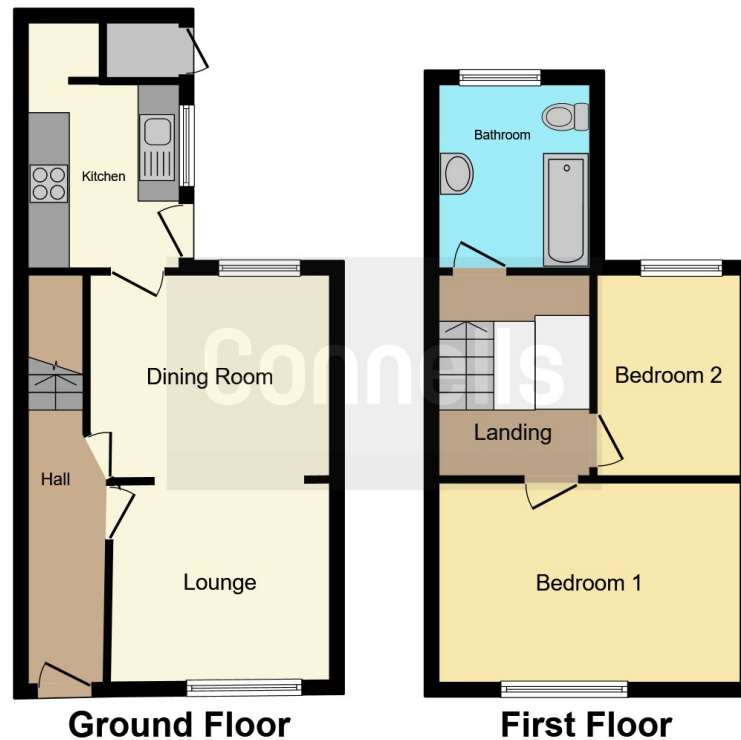












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**EPC Rating: D**

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Tenure: Freehold



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