



**Connells**

Ash Drive  
Bodicote Banbury



## Property Description

A spacious and well presented three bedroom semi detached home located within the popular Longford Park Development.

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

On the first floor; three bedrooms, including two spacious double bedrooms, en suite to master bedroom and family bathroom.

Outside; a well maintained and larger than your average rear garden. Additionally there is parking and a single garage.

## Entrance Hall

Enter via door to front aspect.

## Lounge

13' 11" x 8' 11" ( 4.24m x 2.72m )

Double glazed window to front aspect. Wall mounted radiator. Television point.

## Kitchen

15' 7" x 9' 7" ( 4.75m x 2.92m )

Double glazed window to rear aspect. Wall and base units. Worksurfaces. Space for appliances including fridge freezer, washing machine, tumble dryer and oven. Sink and drainer. Gas hobs. Door leading to rear garden.

## First Floor

### Bedroom One

9' 9" x 9' 3" ( 2.97m x 2.82m )

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

### Bedroom Two

10' 10" x 8' 8" ( 3.30m x 2.64m )

Double glazed window to rear aspect. Wall mounted radiator.

### Bedroom Three

11' 8" x 6' 7" ( 3.56m x 2.01m )

Double glazed window to rear aspect. Wall mounted radiator.

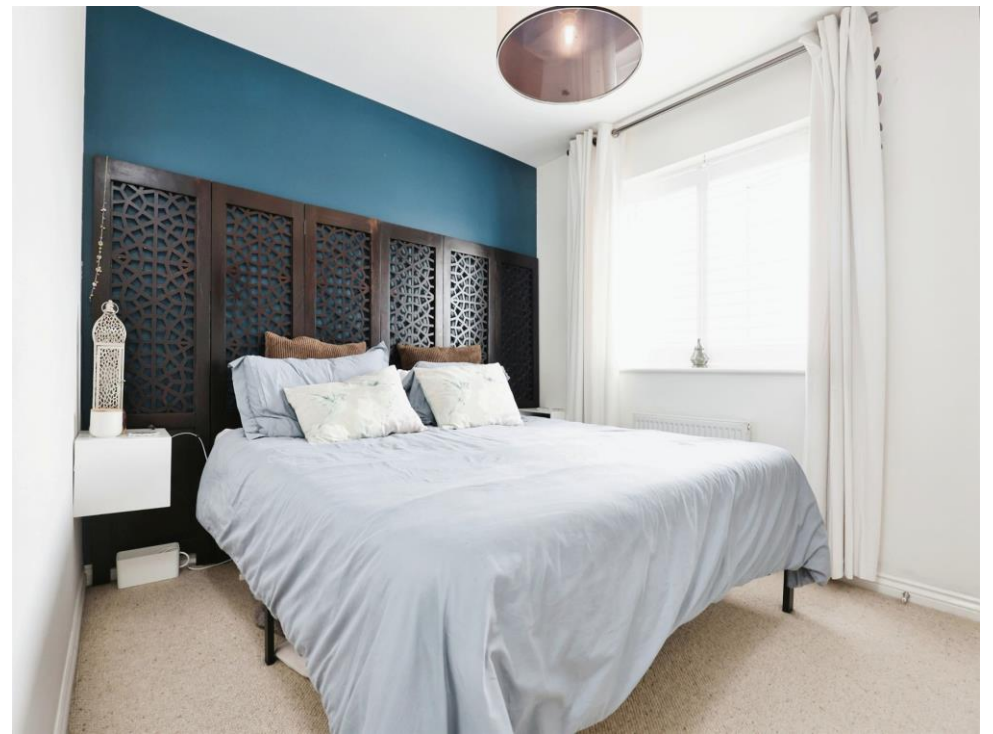
## Bathroom

Low level WC and wash hand basin. Bath with shower over. Wall mounted radiator. Extractor fan.

## En Suite

Shower cubicle. Low level WC and wash hand basin. Wall mounted radiator. Extractor fan. Double glazed window to front aspect.









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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**T 01295 268 101**  
**E [banbury@connells.co.uk](mailto:banbury@connells.co.uk)**

33 Bridge Street  
 BANBURY OX16 5PN

**EPC Rating: B**

Tenure: Freehold

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