



Connells

Appleby Close
Banbury



Property Description

A three bedroom end of terrace home with large reception room/conservatory over the rear in a cul-de-dac location

Accommodation includes -: Entrance hall leading into the lounge, then through a good size kitchen with wall and base mounted units. The conservatory has a hard roof done and is over 20ft wide and overlooks the rear garden. There is a handy down stairs cloakroom to complement the ground floor.

To the first floor we have two double bedrooms and a third good size single. A family bathroom and the property benefits from front and rear gardens. There is communal parking to the front.

Entrance

Door into Lounge

Cloakroom

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

Lounge

12' x 21' 6" (3.66m x 6.55m)
Double glazed window to the front aspect;
radiator

Kitchen

A range of wall and base mounted units with worksurfaces over and incorporating a sink unit with splashbacks.

Conservatory

20' 4" x 7' (6.20m x 2.13m)
A great size overlooking the rear garden.

Landing

Air Conditioning Ideal Both

Bedroom One

11' 11" x 10' 10" (3.63m x 3.30m)
Double glazed window to the rear aspect.
Fitted wardrobe;

Bedroom Two

10' 6" x 12' 7" (3.20m x 3.84m)
Double glazed window to the rear aspect.
Fitted wardrobe;

Bedroom Three

7' 9" x 9' 1" (2.36m x 2.77m)
Double glazed window to the front aspect

Bathroom

Double glazed window to the front aspect;
Bath with shower; wash hand basin; low level
wc

Outside

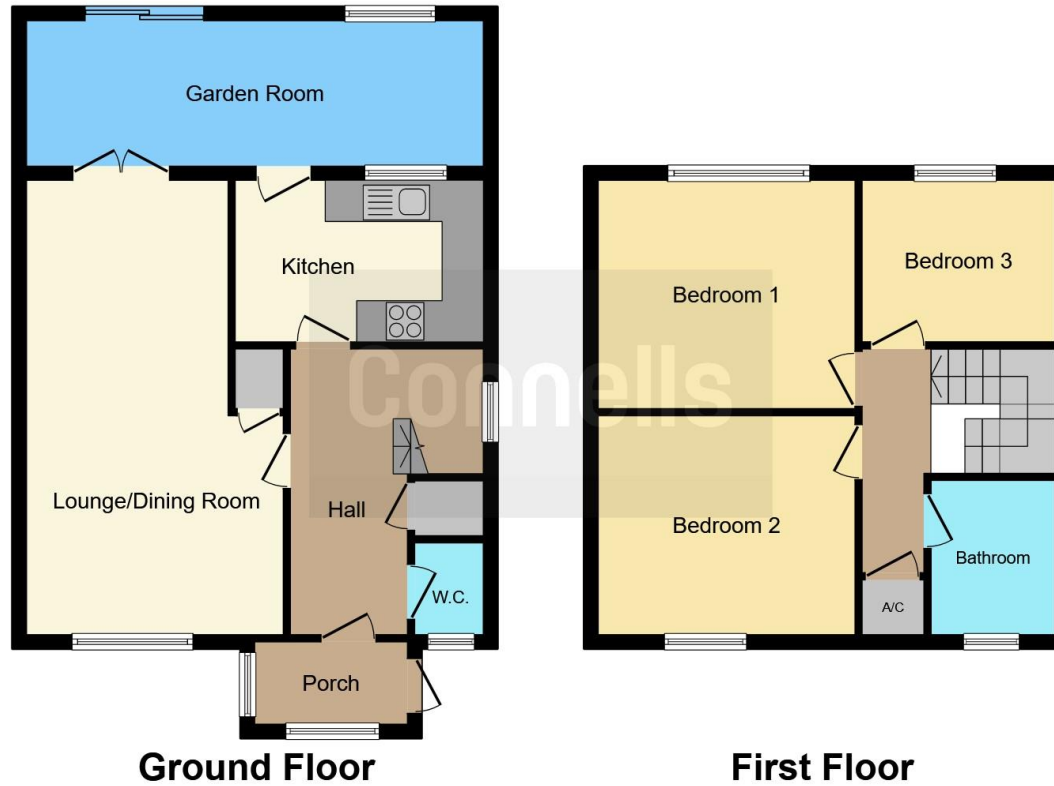
Front Garden

Rear Garden









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

To view this property please contact Connells on

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

33 Bridge Street
 BANBURY OX16 5PN

EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/BAN308907



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BAN308907 - 0002