



**Connells**

Longford Park Road  
Bodicote Banbury



## Property Description

Located very close to the highly regarded Longford Park School is this three bedroom house offered for sale with a much larger than average west north west facing rear garden and GARAGE. ONWARD CHAIN COMPLETE

## Entrance

## Cloakroom

WC

## Lounge

14' 7" x 12' 2" ( 4.45m x 3.71m )

Patio doors to garden

## Kitchen

7' 6" x 12' 2" ( 2.29m x 3.71m )

Double glazed window to the front aspect

## Stairs To First Floor

## Airing Cupboard

## Bedroom One

8' 5" x 12' ( 2.57m x 3.66m )

## Ensuite

Wash hand basin; low level wc; Shower; radiator

## Bedroom Two

10' 2" x 8' 5" ( 3.10m x 2.57m )

Double glazed window to the front aspect

## Bedroom Three

9' 1" x 6' 3" ( 2.77m x 1.91m )

Double glazed window

## Bathroom

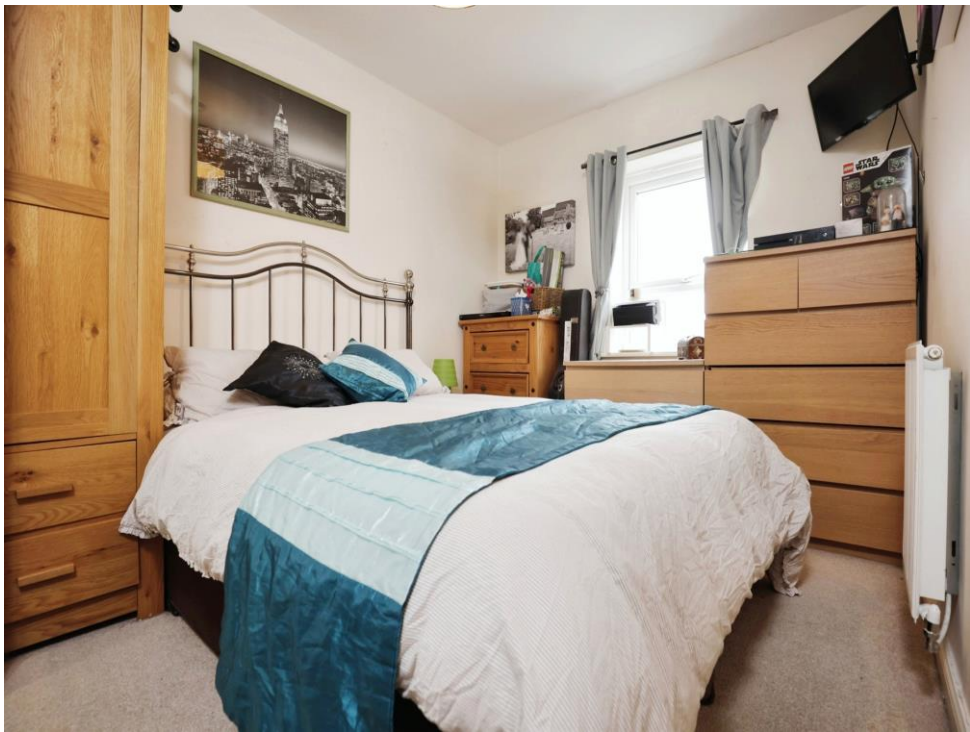
Double glazed window to the front aspect

## Loft

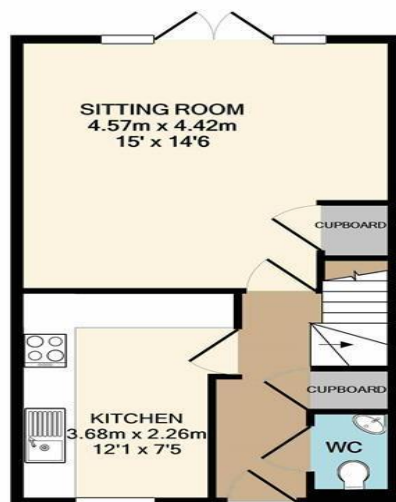
Part power and light

## Garage

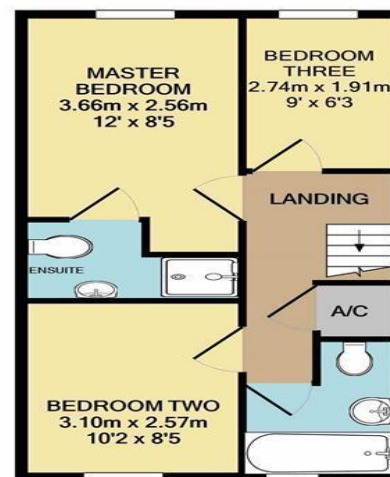








GROUND FLOOR  
APPROX. FLOOR  
AREA 53.8 SQ.M.  
(580 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 35.8 SQ.M.  
(386 SQ.FT.)

TOTAL APPROX. FLOOR AREA 89.7 SQ.M. (965 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Made with Metropix ©2020

To view this property please contact Connells on

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

33 Bridge Street  
BANBURY OX16 5PN

**EPC Rating: B**

**view this property online [connells.co.uk/Property/BAN308995](http://connells.co.uk/Property/BAN308995)**

Tenure: Freehold



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BAN308995 - 0002