



**Connells**  
01295 260 101  
**FOR SALE**

**Connells**

Park End  
Bodicote Banbury



# Park End Bodicote Banbury OX15 4DH

for sale offers in excess of  
**£270,000**



## Property Description

A three bedroom family home in the desirable village of Bodicote close to the amenities of Banbury, just off the Oxford Road.

Accommodation includes - Entrance hall and access to ground floor rooms. a good size lounge and large Kitchen/diner area and conservatory.

To the First floor we have three bedrooms and a bathroom. Outside there is ample off road parking and the rear garden has decking area, two sheds and mainly laid to lawn.

## Entrance Hallway

### Lounge

12' x 18' 2" ( 3.66m x 5.54m )  
Double glazed window to the front aspect;  
Patio doors leading to the rear garden

### Kitchen

18' 1" x 13' 1" ( 5.51m x 3.99m )  
Double glazed window to the rear aspect

### Conservatory

16' x 10' 4" ( 4.88m x 3.15m )

### Stairs

## First Floor

### Bedroom One

10' 7" x 12' ( 3.23m x 3.66m )  
Double glazed window to the front aspect

### Bedroom Two

8' 3" x 13' 1" ( 2.51m x 3.99m )  
Double glazed window to the front aspect

### Bedroom Three

8' 9" x 7' ( 2.67m x 2.13m )  
Double glazed window to the rear aspect

## Bathroom

Double glazed window to the rear aspect; low level wc; bath; wash hand basin

## Outside

### Front Garden

Driveway with parking for three cars

### Rear Garden

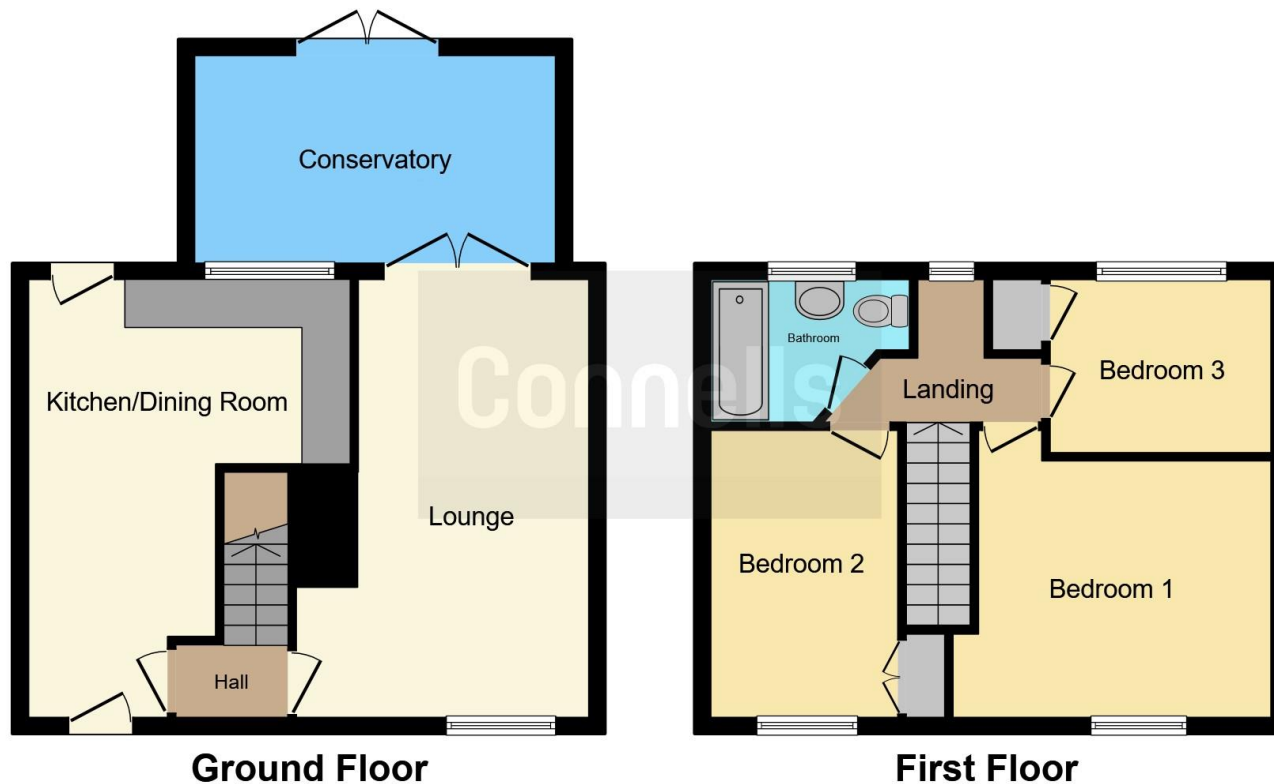
Decked patio leading onto the lawned area; two garden sheds

## KEY FEATURES

- Three-bedroom Home
- South Side of Banbury
- In the desirable village of Bodicote
- Just off the Oxford Road
- Off road parking for ample cars
- Gas central Heating and Double glazed
- Enclosed rear Garden
- NO CHAIN







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)

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: C**

**view this property online [connells.co.uk/Property/BAN306619](http://connells.co.uk/Property/BAN306619)**



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: BAN306619 - 0008