



**Connells**

The Greensward  
Wardington Banbury

# The Greensward Wardington Banbury OX17 1RT

for sale  
**£300,000**



## Property Description

WITH SCOPE FOR UPDATING AND IMPROVEMENT, AN EXTENDED SEMI DETACHED HOUSE WITH A LARGE GARDEN IN A QUIET VILLAGE SITUATION. Entrance hall, kitchen, study, sitting room, dining room, extension room, landing, two bedrooms, bathroom, attic, large garden backing onto field, off road car parking and vehicular access.

corner bath, low level WC; wash hand basin

## Second Floor

### Loft Room One

14' 2" x 8' 2" ( 4.32m x 2.49m )

### Loft Room Two

11' 10" x 7' 6" ( 3.61m x 2.29m )

## Rear Garden

100 foot

## Entrance Hallway

## Lounge/Dining Room

11' x 28' 8" ( 3.35m x 8.74m )

Double glazed window to the front aspect;

## Kitchen/Breakfast Bar

14' 11" x 20' 10" ( 4.55m x 6.35m )

## Boot Room

8' 5" x 7' 5" ( 2.57m x 2.26m )

## Bedroom One

10' 11" x 17' 4" ( 3.33m x 5.28m )

Double glazed window to front aspect and shower

## Bedroom Two

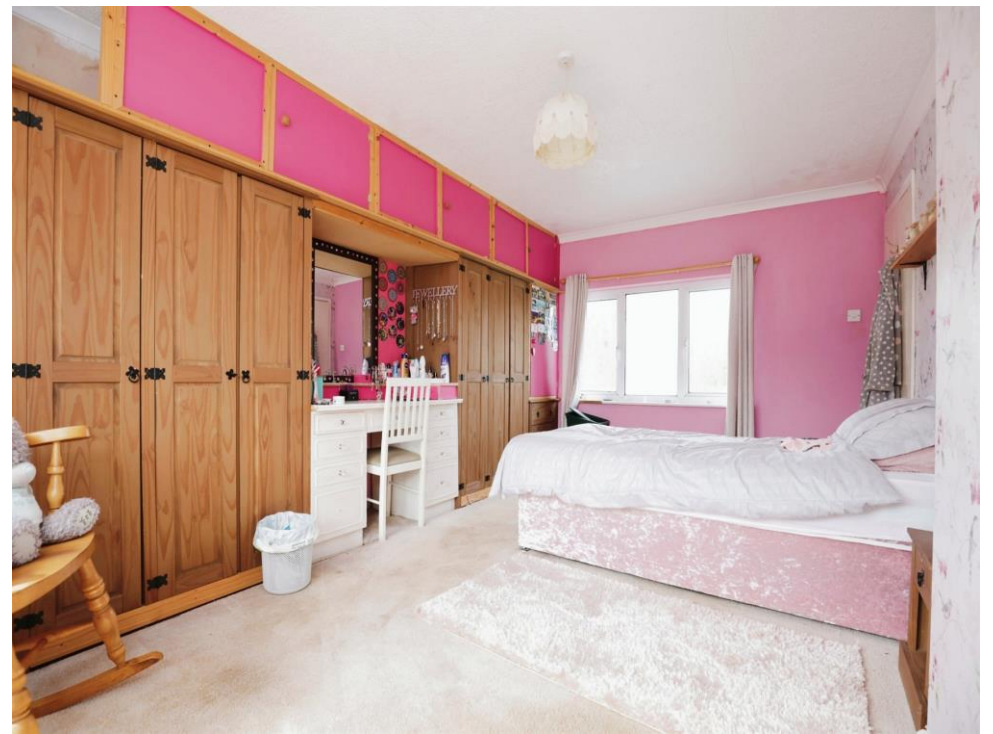
9' 1" x 11' 9" ( 2.77m x 3.58m )

Double glazed window to the front aspect; wardrobe; radiator

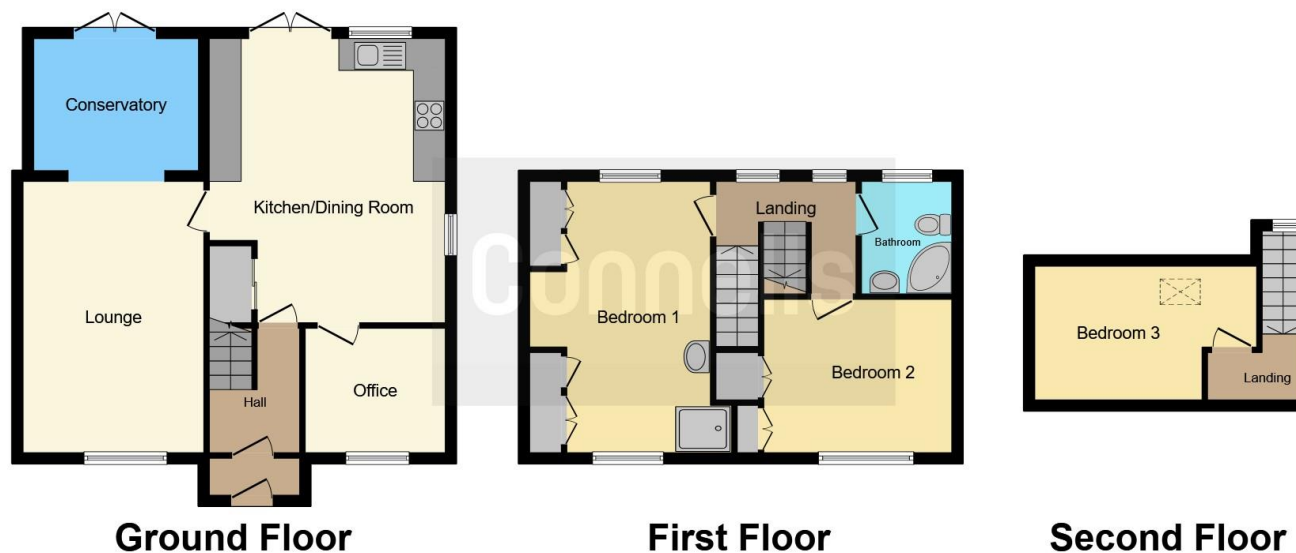
## Bathroom

Double glazed window to the rear 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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**EPC Rating: Awaited**

Tenure: Freehold

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