



**Connells**

**Bankside  
Banbury**





### Property Description

Connells Estate Agents are delighted to present this spacious two bedroom ground floor maisonette located within the sought after area of Cherwell Heights.

Accommodation comprises; entrance porch, entrance hall, generous sized lounge, kitchen, two bedrooms and bathroom.

Outside; there is a generous sized rear garden with rear access. Additionally, there is off street parking and a single garage.

### Entrance Porch

Enter via door to front aspect. Electric radiator.

### Entrance Hall

Wall mounted radiator. Storage cupboard.

### Lounge

10' 2" x 12' 8" ( 3.10m x 3.86m )  
Double glazed window to front aspect.  
Wall mounted radiator. Television point.

### Kitchen

8' 1" x 9' 5" ( 2.46m x 2.87m )  
Double glazed window to front aspect.  
Wall and base units. Worksurfaces. Gas hob with hood over. Oven. Sink and drainer unit. Space for washing machine. Space for fridge freezer. Wall mounted boiler.

### Bedroom One

10' 2" x 11' 7" ( 3.10m x 3.53m )  
Double glazed window to rear aspect. Wall mounted radiator.  
Door leading to rear garden.

### Bedroom Two

8' 1" x 8' 3" ( 2.46m x 2.51m )  
Double glazed window to rear aspect. Wall mounted radiator.

### Rear Garden

Patio. Laid to lawn. Rear access leading to garage and parking.

## KEY FEATURES

- Two bedrooms
- Lounge
- Kitchen
- Rear garden
- Garage and off-street parking
- Proximity to Banbury Train Station
- Ideal for investors and first-time buyers
- Viewings highly recommended





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

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/BAN309017](http://connells.co.uk/Property/BAN309017)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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.

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Property Ref: BAN309017 - 0004