



**Connells**

Gibbs Road  
Banbury





### Property Description

An extended four bedroom home over three floors close to the train station and Town Centre and offered with NO CHAIN.

The property has central heating and double glazed windows with an enclosed rear garden. On the ground floor are two reception rooms and a large kitchen. There is also a ground floor WC. On the first floor are three bedrooms and a family bathroom which has a bath and separate walk-in double shower. The second floor has a spacious loft room with an en-suite and storage in the eaves.

### Entrance Hall

Stairs rising to the First Floor Do into Dining area.

### Lounge/Dining Area

23' x 11' 6" ( 7.01m x 3.51m )  
Double glazed window to the front aspect. an open plan lounge/Diner , understairs storage cupboard. Door into Kitchen.

### Kitchen

13' 2" x 13' 2" ( 4.01m x 4.01m )  
Double glazed window to rear aspect. A range of wall & base mounted units with worksurfaces over and incorporating a sink unit with splashbacks.

### Utility Room

### Rear Porch

Door into cloakroom and to the rear garden

### Cloakroom

Double glazed window to rear aspect with low level wc.

### First Floor

#### Bedroom Two

11' 4" x 10' 11" ( 3.45m x 3.33m )  
Double glazed window to the rear aspect

#### Bedroom Three

10' 2" x 8' 2" ( 3.10m x 2.49m )  
Double glazed window to the front aspect

#### Bedroom Four

7' 9" x 6' 11" ( 2.36m x 2.11m )  
Double glazed window to front aspect

### Second Floor

#### Bedroom One

10' 11" x 12' 9" max ( 3.33m x 3.89m max )  
Double glazed window to the rear aspect; walk in shower;

### Outside

The rear garden is enclosed and mainly laid to lawn

## KEY FEATURES

- Four Bedroom Home
- Great location to the Town Centre and Train Station.
- Loft bedroom with En-suite
- Bathroom with Separate Shower
- Lounge and Dining room
- Utility Area
- Downstairs wc
- 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)

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EPC Rating: D Council Tax  
 Band: B

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Tenure: Freehold



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