



**Connells**

Sussex Drive  
Banbury



### Property Description

Connells Estate Agents are delighted to present this three bedroom home located within a popular residential area on the North of Banbury.

Accommodation comprises; generous sized lounge with understairs storage and a spacious kitchen diner with access to the rear garden.

On the first floor; three bedrooms, including a spacious master bedroom, and family bathroom.

Outside; a generous sized rear garden with access leading to the two allocated parking spaces.

### Lounge

14' 3" x 16' 1" ( 4.34m x 4.90m )  
Double glazed window to front aspect. Understairs storage. Wall mounted radiator.

### Kitchen Diner

14' 3" x 9' 5" ( 4.34m x 2.87m )  
Double glazed window to rear aspect. Wall and base units. Work surfaces. Electric hobs with hood over. Oven. Sink and drainer unit. Space for fridge freezer. Space for washing machine. Wall mounted radiator. Door leading to rear garden.

### Landing

Airing cupboard.

### Bedroom One

8' 8" x 12' 5" ( 2.64m x 3.78m )  
Double glazed window to rear aspect. Wall mounted radiator.

### Bedroom Two

6' 9" x 13' ( 2.06m x 3.96m )  
Double glazed window to front aspect. Wall mounted radiator.

### Bedroom Three

7' x 7' 6" ( 2.13m x 2.29m )  
Double glazed window to front aspect. Wall mounted radiator.

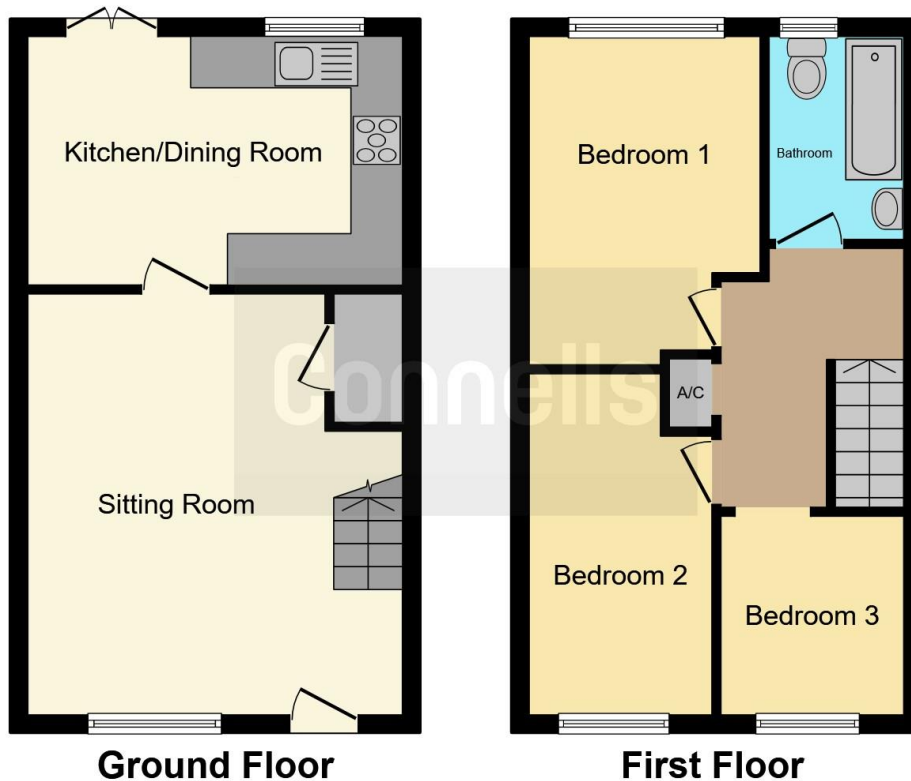
### Bathroom

Double glazed window to rear aspect. Low level WC and wash hand basin. Bath with shower over. Towel rail.

## KEY FEATURES

- Three bedrooms
- Spacious lounge
- Generous sized kitchen diner
- Rear garden
- Two allocated parking spaces
- Popular residential area of Banbury
- Ideal for first time buyers and investors
- 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

**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/BAN309022](http://connells.co.uk/Property/BAN309022)**

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: BAN309022 - 0003