



Connells

Wardington Road
Banbury



Property Description

A very well presented Bellway Homes built three bedroom family home with a garage and large driveway and located in a quiet cul-de-sac on the popular Cherry Fields development on the northern side of town.

18 Wardington Road, Banbury is a very well presented, Bellway Homes built, modern three-bedroom semi-detached family home with a single garage, a large driveway and a pleasant enclosed rear garden.

The property is located at the end of a quiet cul-de-sac and offers a good amount of living accommodation over two floors. The property is within easy walking distance of Cherry Fields Primary School and benefits from having around some NHBC warranty remaining.

The living accommodation is as follows. On the ground floor there is an entrance hallway, sitting room, W.C and a large kitchen diner. On the first floor there is a landing, three bedrooms (en-suite to main bedroom) and a family bathroom. Outside there is a single garage, large driveway and a pretty enclosed rear garden.

Entrance Hall

Access to ground floor rooms. Stairs rising to the first floor.

Cloakroom

Comprises of a Low level wc; wash hand

basin; towel rail; radiator

Lounge

16' 11" x 10' 8" (5.16m x 3.25m)
Double glazed window to the front aspect, radiator.

Kitchen/ Diner

14' 4" x 18' 3" (4.37m x 5.56m)
Double glazed window to rear aspect and patio doors out to the lovely rear garden. Offering a range of wall and base mounted units with worksurfaces over and incorporating a sink/drain unit and splashbacks. Benefits from integrated appliances, oven and hob with cookerhood over, radiator.

Landing

Access to first floor rooms and loft, which is boarded

Bedroom One

12' 11" x 10' (3.94m x 3.05m)
Double glazed window to the front aspect, radiator and door into en-suite

Ensuite

Shower; low level wc; wash hand basin; towel radiator

Bedroom Two

11' 8" x 9' 11" (3.56m x 3.02m)

Double glazed window to the rear aspect, radiator.

Bedroom Three

Double glazed window to the rear aspect, radiator.

Bathroom

Double glazed frosted window to the front aspect; wash hand basin; low level wc; bath; Towel radiator

Outside

Front Garden

Driveway for vehicles to the side, low maintenance garden with pathway leading to front entrance door.

Rear Garden

A large patio area then mainly laid to lawn.

Garage

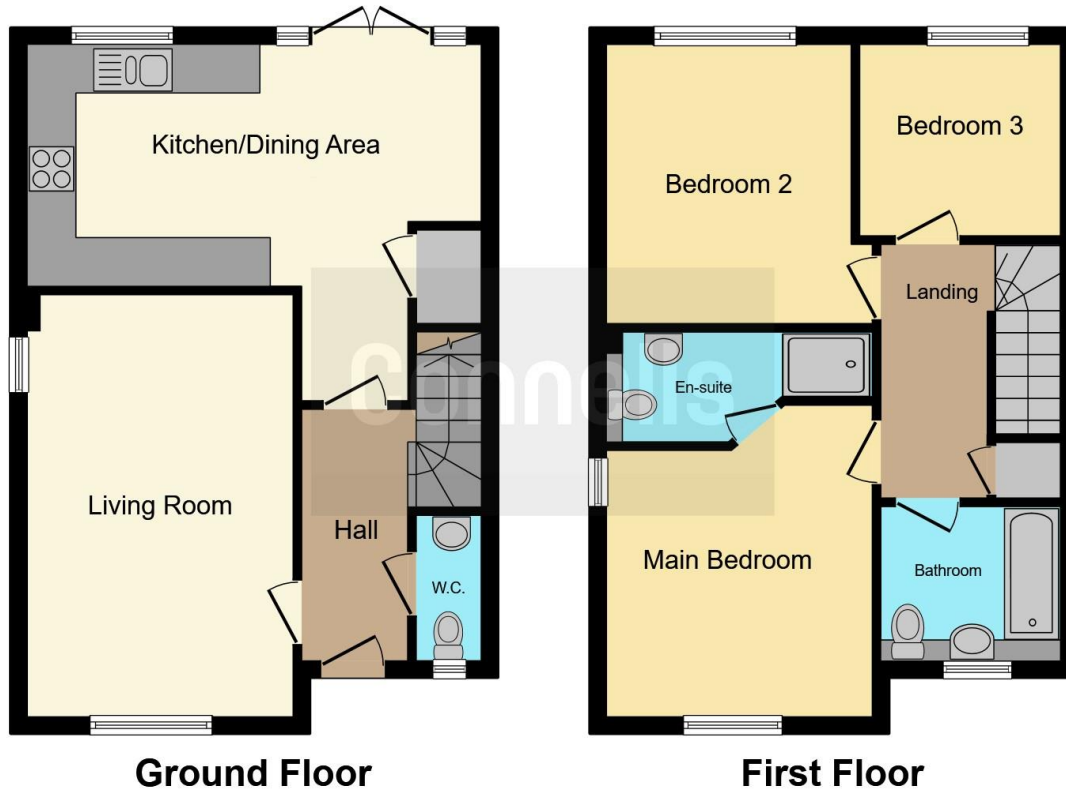
9' 10" x 19' 11" (3.00m x 6.07m)

Up and over steel door. power and Light.

KEY FEATURES

- THREE BEDROOMS
- BELLWAY HOMES BUILT PROPERTY
- SEMI-DETACHED
- GARAGE AND LARGE DRIVEWAY
- KITCHEN DINER
- GROUND FLOOR W.C
- MAIN BEDROOM WITH EN-SUITE
- NHBC WARRANTY REMAINING





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

To view this property please contact Connells on

T 01295 268 101
E banbury@connells.co.uk

33 Bridge Street
 BANBURY OX16 5PN

EPC Rating: B

view this property online connells.co.uk/Property/BAN309070

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BAN309070 - 0005