



**Connells**

Bretch Hill  
Banbury





### Property Description

A two bedroom freehold house with a good size rear garden and off road parking. Ideal First Time Buy and offered with NO CHAIN.

Accommodation includes -: Lounge/Diner, Kitchen to the rear. To the first floor we have two bedrooms and a bathroom.

Outside benefits from off road parking to the front aspect and the rear garden has a patio area then mainly laid to lawn.

### Lounge/ Diner

19' 3" x 12' 3" ( 5.87m x 3.73m )

A great size room with door into kitchen, radiator.

### Kitchen

8' 11" x 9' 10" ( 2.72m x 3.00m )

Double glazed window to the rear; Door to rear. A range of wall and base mounted units with worksurfaces over and incorporating a sink unit with splashbacks.

### First Floor

#### Bedroom One

12' 6" x 8' 6" ( 3.81m x 2.59m )

Double glazed window to the front aspect, radiator.

#### Bedroom Two

9' 1" x 7' 2" ( 2.77m x 2.18m )

Double glazed window to the rear aspect, radiator.

### Bathroom

Suite comprises of a paneled bath, wash hand basin and low level wc.

### Outside

The property benefits from off road parking and has an enclosed rear garden





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: C**

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Tenure: Freehold



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