



Connells

Boxhedge Road  
Banbury



Boxhedge Road  
Banbury OX16 0BP

for sale  
£300,000



### Property Description

A WELL PRESENTED BAY FRONTED THREE BEDROOM SEMI-DETACHED FAMILY HOME. THE PROPERTY IS LOCATED WITHIN WALKING DISTANCE OF NEARBY LOCAL AMENITIES, PEOPLES' PARK AND THE TOWN CENTRE.

Accommodation includes -: Stairs rising to the first floor, Door into a lovely living room with bay window and door into a great Kitchen/Dining area with door out to the rear garden. The Kitchen area has access to the Utility room.

To the First floor we have two double bedrooms, a single bedroom and family bathroom.

Outside there is off road parking and the rear garden is a good size and well established.

### Professional Photography

To follow.



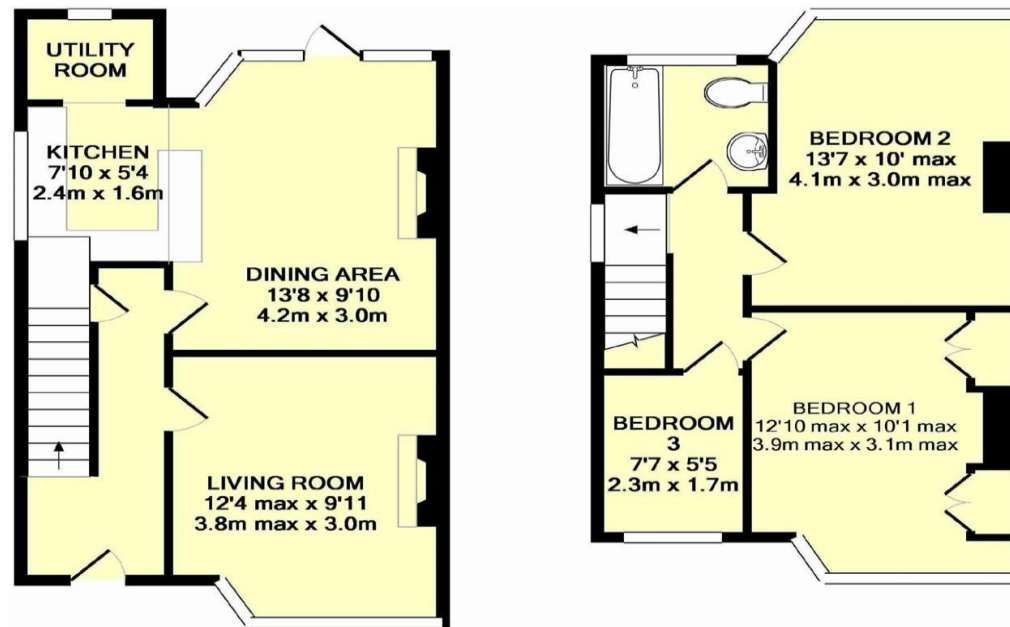












GROUND FLOOR  
APPROX. FLOOR  
AREA 386 SQ.FT.  
(35.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 357 SQ.FT.  
(33.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 743 SQ.FT. (69.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/BAN309339](http://connells.co.uk/Property/BAN309339)**



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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