



**Connells**

Edinburgh Way  
Banbury



### Property Description

A great size three bedroom end of terrace home with good size driveway for off road parking.

Accommodation includes :- Entrance hall with stairs rising to the First floor and door into good size Lounge with window overlooking the rear garden. Then door into large Kitchen/Dining room which is dual aspect with door out to the rear garden.

To the First floor we have three bedroom and a family bathroom. Bedroom One & Two have built in double wardrobes.

Outside a great front driveway for ample vehicles and the rear garden is low maintenance and a triangle shape.

Viewing Highly recommended.

### Entrance Hall

Stairs rising to the first floor, door into Lounge.

### Lounge

16' 7" x 13' 4" ( 5.05m x 4.06m )

### Kitchen/Diner

19' 7" x 9' 7" ( 5.97m x 2.92m )

Double glazed windows to the front and rear aspect. A dual aspect room with a range of wall and base mounted units with worksurfaces over and incorporating a sink unit with splashbacks. Door to rear garden and understairs storage cupboard.

### First Floor

### Landing

### Bedroom One

13' 2" x 12' 4" ( 4.01m x 3.76m )

Double glazed window to the rear aspect,

double built in wardrobe.

### Bedroom Two

13' 2" x 8' 7" ( 4.01m x 2.62m )

Double glazed window to the rear aspect, double built in wardrobe.

### Bedroom Three

9' 6" x 9' 4" ( 2.90m x 2.84m )

Double glazed window to the front aspect,

### Bathroom

Double glazed window to the side aspect. Suite comprises of a paneled bath and wash hand basin.

### Separate Wc

Double glazed window to the side aspect, low level wc.

### Outside

### Front Garden

Good size driveway and access to front entrance door.

### Rear Garden

Low maintenance rear garden with patio area then gravel area. Gated side access.

## Bradley Arcade

Bretch Hill is a neighbourhood to the north of Banbury. Bradley Arcade provides a small retail parade including a convenience store with Post Office and a fast-food outlet.

### KEY FEATURES

- Three bedroom Home
- Good size Driveway
- Great size Lounge overlooking rear garden
- A Dual aspect large Kitchen/Diner
- Two Double bedrooms with wardrobes
- Third Single bedroom
- Must be seen to be appreciated
- A short distance to the Bradley Arcade.





**Ground Floor**



**First Floor**

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Tenure: Freehold



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