



Connells

Bismore Road
Banbury

Bismore Road
Banbury OX16 1JN

for sale
£375,000



Property Description

An impressive three bedroom DETACHED home with a lovely outlook & TREE views to the front aspect, located in a great portion on a modern development to the North of Banbury

Accommodation includes - : Entrance hall with access to both good size Lounge & Kitchen Diner. The lounge has windows to three aspect and has a light and airy feel. The kitchen Diner is a great space with the benefits of patio doors to the rear garden. The utility is handy as has a door from the driveway. To finish off a downstairs cloakroom.

To the First floor we have three good size bedrooms with the main bedroom benefiting from an en-suite and a family bathroom.

Outside the front has one of the best aspects overlooking trees which in the valuers opinion offers this plot a high degree of privacy on a modern development. The rear garden is a good size with majority brick wall and some panel fencing. Good size patio area laid by the current vendor.

The garage is a good size with power and light and a good size driveway. There is plenty of visitor parking around the home if needed.

Entrance Hall

Stairs rising to the first floor, access to Lounge and Kitchen/ Diner. Radiator.

Lounge

18' 6" x 10' 3" (5.64m x 3.12m)

Double glazed windows to the front, rear and side aspect. Radiator.

Kitchen/Diner

18' 5" x 9' 2" (5.61m x 2.79m)

Double Glazed windows to the front & side aspect with patio doors to the garden. The Kitchen comprises of a range of modern wall & base mounted units with worksurfaces over and incorporating a sink unit with splashback. two radiators. Integrated ceramic hob with oven under and cookerhood over. Door into Utility room.

Utility Room

Door to the side aspect and driveway. Door into downstairs cloakroom. Plumbing and space for Washing machine and Tumble dryer. Central heating boiler.

Cloakroom

Comprises of a low level wc and wash hand basin, extractor fan and radiator.

First Floor

Bedroom One

14' 4" x 10' 5" (4.37m x 3.17m)

Double glazed window to the side and rear aspect, radiator and door into en-suite.

Ensuite

Double glazed frosted window to the front aspect. suite comprises of a wash hand basin, low level wc and shower. Radiator.

Bedroom Two

8' 4" x 10' 9" (2.54m x 3.28m)

Double glazed window to the front & side aspect, radiator.

Bedroom Three

7' 6" x 7' 6" (2.29m x 2.29m)

Double glazed window to the side aspect, radiator.

Bathroom

7' 2" x 6' 11" (2.18m x 2.11m)

Double glazed frosted window to the front aspect. A modern bathroom suite with paneled bath, wash hand basin and low level wc. Extractor fan and radiator.

Outside

Front Gardens

Pathway to front door mainly laid to lawn with some plantings and a great outlook overlooking trees to offer a high degree of privacy

Rear Gardens

An Enclosed rear garden with additional space behind the garage. In the valuer opinion offering a high degree of privacy. Large patio area then mainly laid to lawn.

Garage

19' 10" x 9' 1" (6.05m x 2.77m)

The garage is located to the rear of the property with good size driveway and a large garage. Gated access from Driveway to Rear garden. Also Door into Utility from Driveway. Handy for Shopping and dog walking!

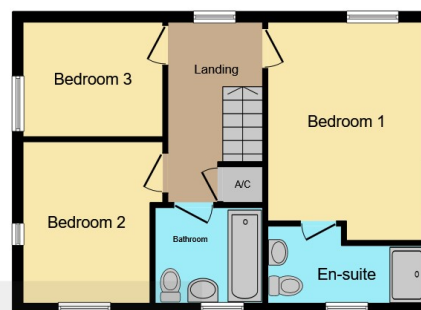




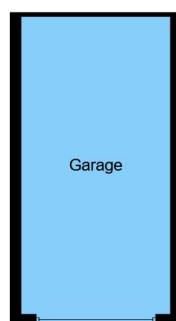




Ground Floor



First Floor



Garage



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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 Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BAN309659



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: BAN309659 - 0002