



Connells

Freemans Road
Bodicote Banbury

Freemans Road Bodicote Banbury OX15 4DX

for sale
£350,000



Property Description

A beautifully improved and extended three-bedroom semi-detached family home, perfectly positioned on a sought-after road in Bodicote village. This property combines traditional charm with modern enhancements, including new windows, a modern boiler, and a stylish kitchen.

The generous driveway offers ample parking for multiple vehicles, complemented by a larger-than-average garage.

Inside, the ground floor benefits from a full-width rear extension, creating a bright and versatile living space.

The layout includes an inviting sitting room with a feature fireplace, a spacious dining area, and a contemporary kitchen with French doors opening to the garden.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom.

The rear garden is private and well-established, ideal for outdoor entertaining. A standout feature is the dedicated home office, providing the perfect solution for remote working or creative pursuits.

Located close to local shops, schools, and open countryside, this property offers the best of village living with excellent access to Banbury and transport links.

Entrance

Lounge

11' 6" x 10' 10" (3.51m x 3.30m)

Double glazed window to the front

Reception Room

15' 9" x 7' 11" (4.80m x 2.41m)

Kitchen

9' 1" x 16' 8" (2.77m x 5.08m)

Landing

Double glazed window to the side

Bedroom One

11' 11" x 9' 10" (3.63m x 3.00m)

Double glazed window to the front; Views

Bedroom Two

10' 6" x 10' (3.20m x 3.05m)

Double glazed window to the rear; Two wardrobes

Bedroom Three

7' 1" x 10' 5" (2.16m x 3.17m)

Double glazed window to the front; storage

Bathroom

Double glazed window to the rear

Rear Office/Man

8' 4" x 11' 8" (2.54m x 3.56m)

Garage

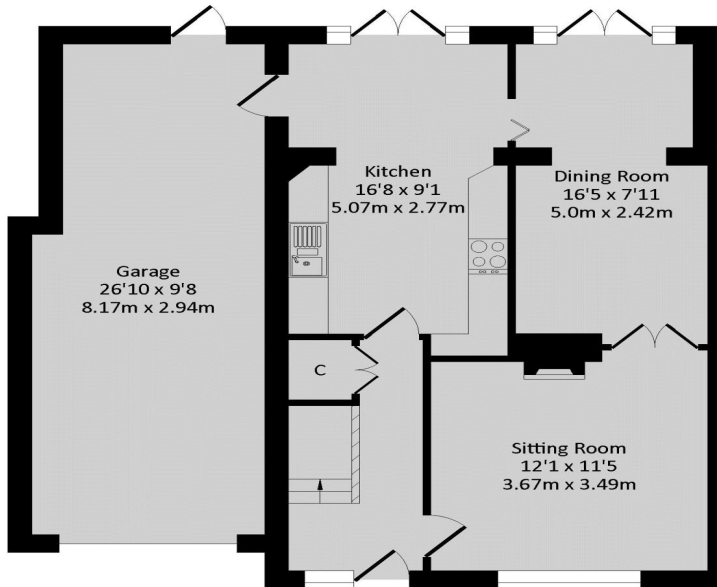
26' 10" x 8' 4" (8.18m x 2.54m)



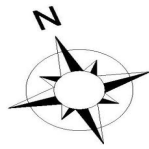
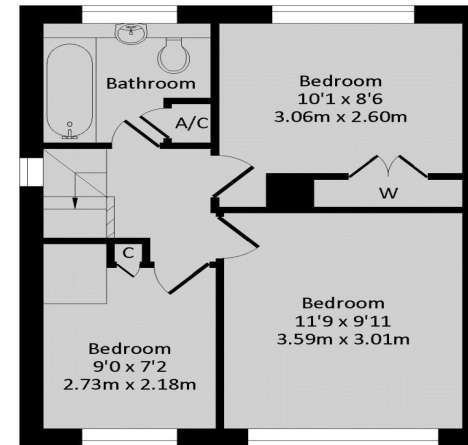




Ground Floor
Approx. Floor
Area 767 Sq.Ft.
(71.30 Sq.M.)



First Floor
Approx. Floor
Area 384 Sq.Ft.
(35.70 Sq.M.)



Total Approx. Floor Area 1152 Sq.Ft. (107.0 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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 no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

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: E Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BAN309731



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: BAN309731 - 0006