



**Connells**

Heyford House Merton Street  
Banbury



# Heyford House Merton Street Banbury OX16 4RP

for sale  
**£149,950**



## Property Description

A beautifully modernised one-bedroom ground floor home with private courtyard garden and allocated parking, ideally located close to the train station and town centre.

Finished to a high standard throughout, this stylish property is perfect for first-time buyers or investors and is offered with NO CHAIN.

### Accommodation:

Accessed via your own private gate into the property opens into a charming courtyard garden leading to your personal front door. Inside, the contemporary kitchen sets the tone for the home, complemented by a newly fitted bathroom off the inner lobby.

The spacious double bedroom enjoys views over the courtyard garden, while the generous lounge overlooks the front aspect, creating a bright and welcoming living space.

This property combines convenience, style, and comfort—book your viewing today!

## Cloakroom

## Lounge

Double glazed window to the front aspect

## Kitchen

Double glazed window to the front aspect;

## Bedroom One

Double glazed window to the rear aspect

## Bedroom Two

## Bedroom Three

## Bathroom



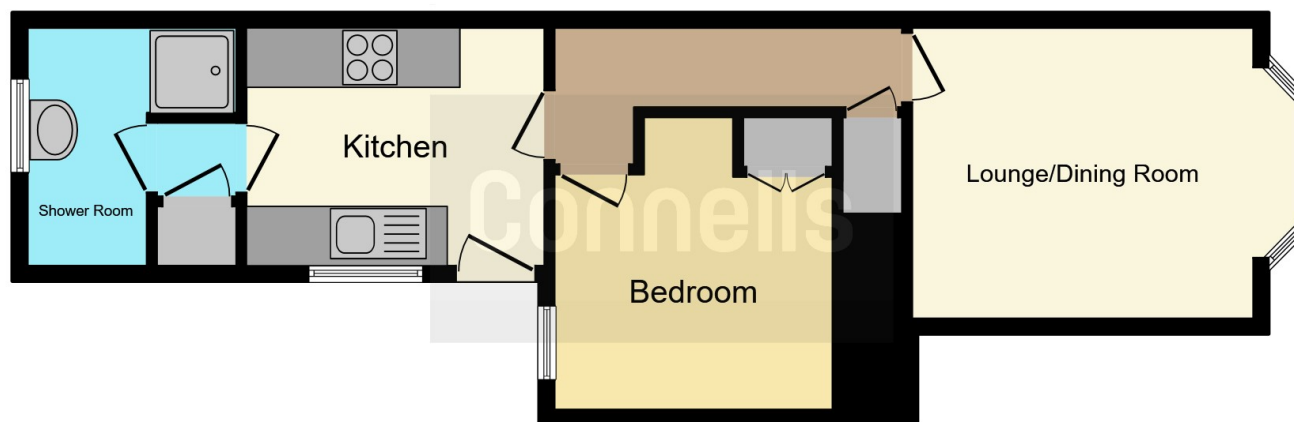












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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: E Council Tax  
 Band: A

Service Charge: 710.00 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BAN309839](http://connells.co.uk/Property/BAN309839)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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