





## Property Description

Offered to the market with no onward chain, this modern two bedroom home is ideal for first-time buyers, downsizers or investors seeking a low-maintenance property on a popular south Banbury development.

Built by Persimmon Homes and still benefiting from the remainder of its NHBC warranty, the property offers a well-planned layout centred around a bright open-plan kitchen, dining and living space.

The kitchen is fitted with a range of modern units and integrated appliances, while patio doors open directly onto the rear garden, creating an excellent space for both everyday living and entertaining. A downstairs WC completes the ground floor.

Upstairs, there are two well-proportioned bedrooms, one of which provides excellent storage potential and the flexibility for use as a guest room or home office.

The accommodation is finished with a contemporary family bathroom featuring modern fixtures and fittings.

Outside, the property enjoys generous front and rear garden plots, with the rear garden offering a patio area and space to further personalise. To the front, there is private driveway parking for ample vehicles.

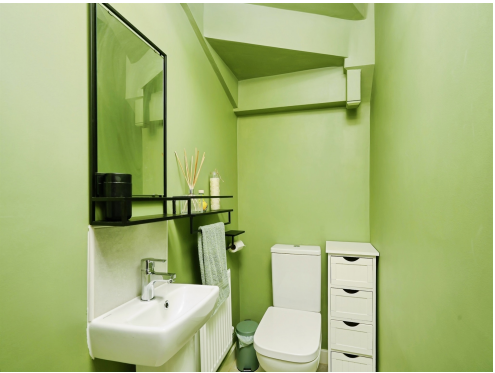
Viggers Drive is well placed for access to Banbury town centre, local amenities and the

highly regarded village of Bloxham, making this a convenient yet well-connected location.

## Anti Money Laundering

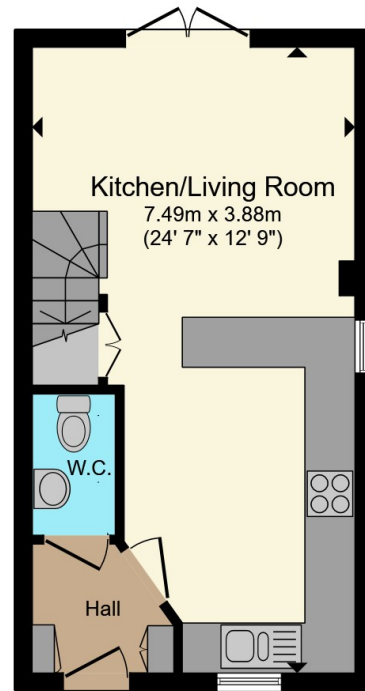
Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers.

An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

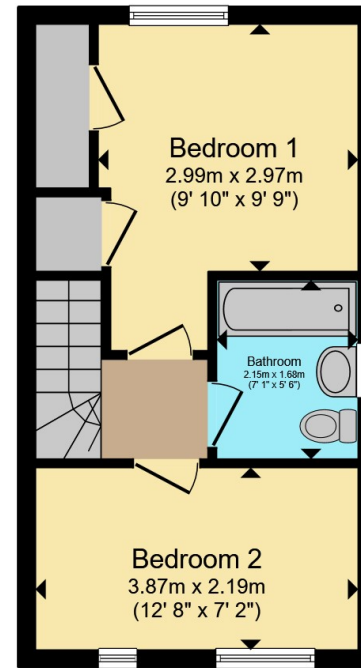








**Ground Floor**



**First Floor**

Total floor area 58.1 m<sup>2</sup> (626 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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: B Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/BAN310006](http://connells.co.uk/Property/BAN310006)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BAN310006 - 0009