







### Property Description

Connells Estate Agents are delighted to present this EXTENDED two bedroom home located within close proximity to Banbury Town Centre and Banbury Train Station.

Accommodation comprises; entrance porch, spacious kitchen diner and generous sized lounge which has been extended.

On first floor; two bedrooms, including a large master bedroom and a family bathroom.

Outside; a private rear garden with rear access to the parking for two cars.

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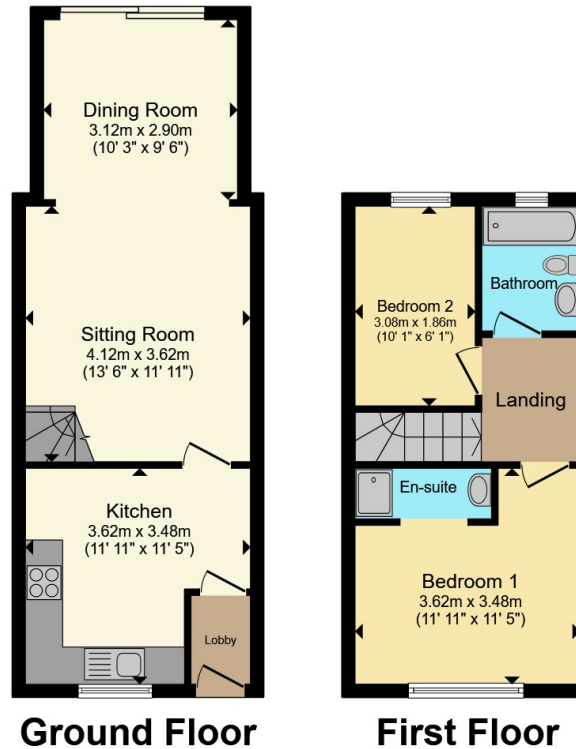












Total floor area 65.1 m<sup>2</sup> (701 sq.ft.) approx

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)

**Connells**

To view this property please contact Connells on

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33 Bridge Street  
 BANBURY OX16 5PN

EPC Rating: Council Tax  
 Awaited Band: B

Tenure: Freehold

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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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