



## 40 Richmond Street, Banbury, OX17 3RT

### Offers in excess of £270,000

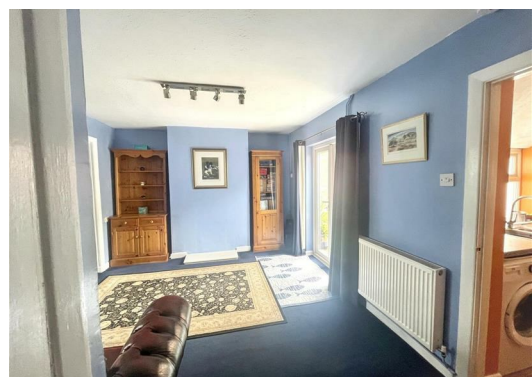
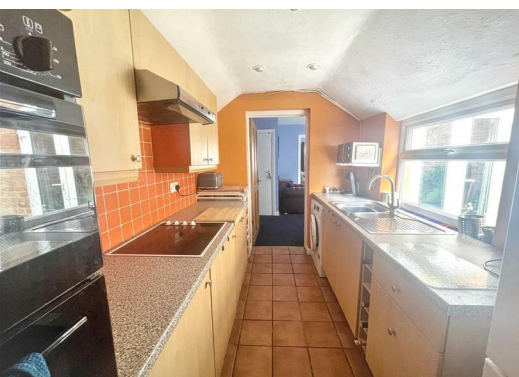
Located in the heart of the highly desirable village of Kings Sutton, this charming three-bedroom mid-terrace home offers well-balanced accommodation across two floors, making it an ideal purchase for first-time buyers, young families or those looking to enjoy village life with excellent commuter connections.

The ground floor comprises a welcoming entrance hall leading into a cosy living room, which flows through to a separate dining room, creating excellent space for both everyday living and entertaining. To the rear, the fitted kitchen provides ample storage and worktop space and gives access to a useful ground floor bathroom, offering practicality for modern family living.

Upstairs, the property features three well-proportioned bedrooms, including two generous doubles and a versatile third bedroom, ideal as a nursery, home office or dressing room.

Outside, the property benefits from an enclosed rear garden, providing a private space for relaxing, entertaining or gardening. Positioned within easy walking distance of the village amenities, highly regarded primary school and Kings Sutton railway station, the property is perfectly placed for commuters, with direct rail services to Banbury, Oxford, Birmingham and London Marylebone.

Offering character, practicality and an enviable village location, this delightful home presents an excellent opportunity for a variety of buyers.

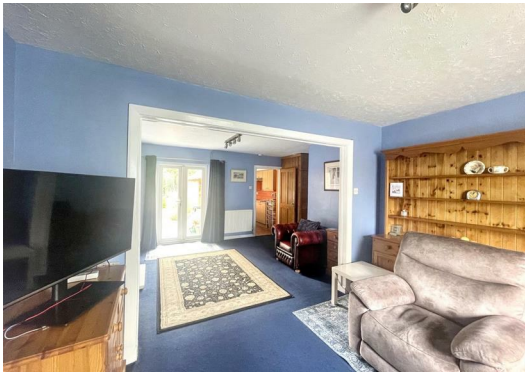


Disclaimer

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. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



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