



Edinburgh Way
Banbury OX16 0PH

for sale offers in excess of
£260,000



Property Description

A great size three bedroom end of terrace home with good size driveway for off road parking.

Accommodation includes :- Entrance hall with stairs rising to the First floor and door into good size Lounge with window overlooking the rear garden. Then door into large Kitchen/Dining room which is dual aspect with door out to the rear garden.

To the First floor we have three bedroom and a family bathroom. Bedroom One & Two have built in double wardrobes.

Outside a great front driveway for ample vehicles and the rear garden is low maintenance and a triangle shape.

Viewing Highly recommended.

Entrance Hall

Stairs rising to the first floor, door into Lounge.

Lounge

16' 7" x 13' 4" (5.05m x 4.06m)

Kitchen/Diner

19' 7" x 9' 7" (5.97m x 2.92m)

Double glazed windows to the front and rear aspect. A dual aspect room with a range of wall and base mounted units with worksurfaces over and incorporating a sink

unit with splashbacks. Door to rear garden and understairs storage cupboard.

First Floor

Landing

Bedroom One

13' 2" x 12' 4" (4.01m x 3.76m)

Double glazed window to the rear aspect, double built in wardrobe.

Bedroom Two

13' 2" x 8' 7" (4.01m x 2.62m)

Double glazed window to the rear aspect, double built in wardrobe.

Bedroom Three

9' 6" x 9' 4" (2.90m x 2.84m)

Double glazed window to the front aspect,

Bathroom

Double glazed window to the side aspect. Suite comprises of a paneled bath and wash hand basin.

Seperate Wc

Double glazed window to the side aspect, low level wc.

Outside

Front Garden

Good size driveway and access to front entrance door.

Rear Garden

Low maintenance rear garden with patio area then gravel area. Gated side access.

Bradley Arcade

Bretch Hill is a neighbourhood to the north of Banbury. Bradley Arcade provides a small retail parade including a convenience store with Post Office and a fast-food outlet.

Anti Money Laundering

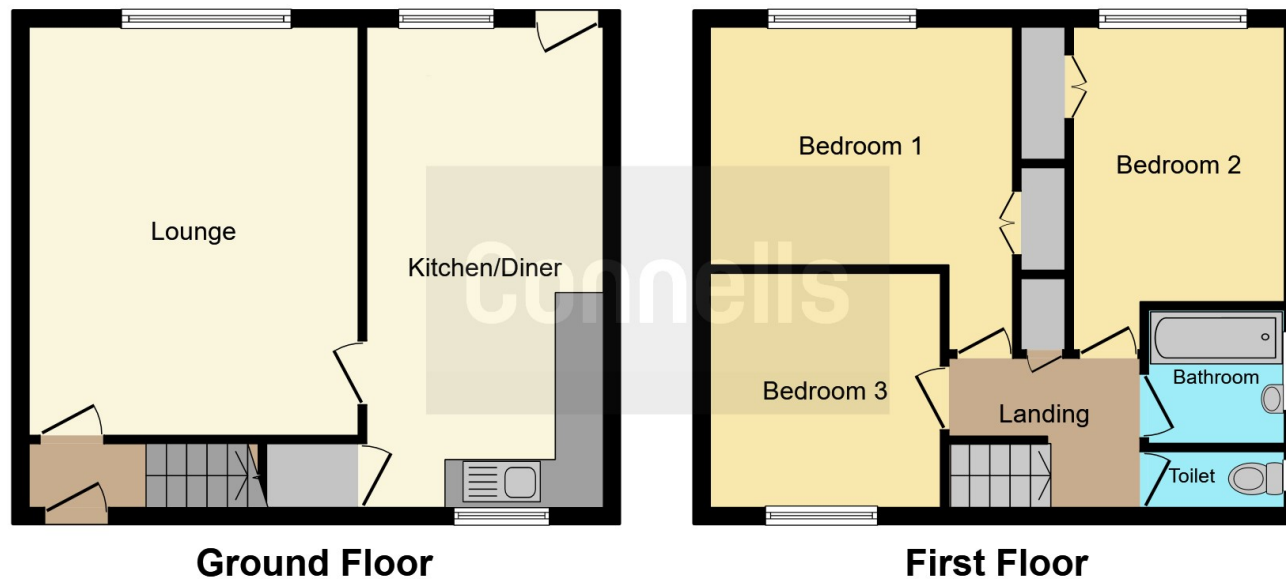
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An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded,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









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 Band: B

Tenure: Freehold

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