



Connells

Wellington Avenue
Banbury



Property Description

Located in a highly convenient position within easy walking distance of Banbury town centre and the railway station, this well-presented two-bedroom home offers both comfort and practicality.

The property features a welcoming entrance area, a bright living room, and a stylish kitchen/dining room with access to the rear garden.

Upstairs, there are two good-sized double bedrooms and a bathroom with a shower over the bath. Outside, the property boasts a pleasant rear garden with a good degree of privacy, a garage with power and light (accessible from the garden), and a driveway providing off-street parking.

Additional benefits include double glazing and gas central heating. Offered to the market with no onward chain, this home is ideal for first-time buyers, downsizers, or investors.

Lounge

Double glazed window to the front aspect

Kitchen/Breakfast Room

12' 6" x 9' 6" max (3.81m x 2.90m max)

Double glazed window to the rear aspect; cooker and gas hob. Door to Garden

Bedroom One

12' 7" x 8' 3" (3.84m x 2.51m)

Double glazed window to the rear aspect

Bedroom Two

9' 6" x 8' 3" (2.90m x 2.51m)

Double glazed window to the front aspect

Bathroom

Double glazed window to the side aspect; low level wc; wash hand basin; bath; shower

Rear Garden

Door into garage

Garage

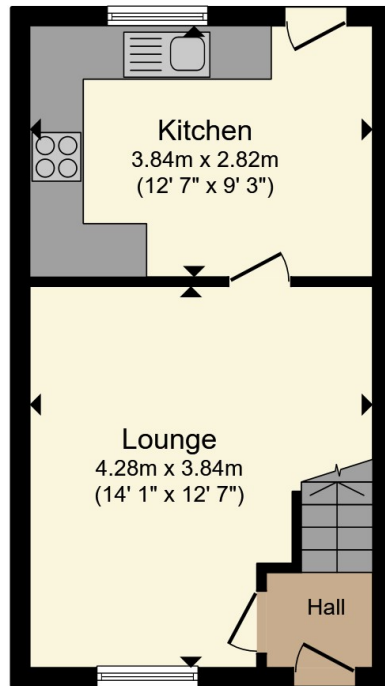
18' 5" x 7' 10" min (5.61m x 2.39m min)

Garage door from garden

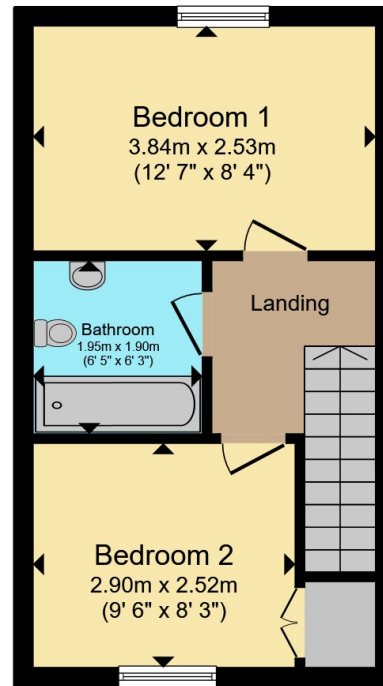








Ground Floor



First Floor

Total floor area 55.3 m² (595 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



To view this property please contact Connells on

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33 Bridge Street
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BAN309804



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