



Connells

Hamilton Close
Banbury



Property Description

A well presented two double bedroom mid terrace house located in Grimsbury close to the Town Centre and Train Station. The property is well presented throughout and briefly comprises a good size lounge, kitchen breakfast room, two double bedrooms, bathroom with shower over bath, enclosed rear garden and off road parking for two cars.

Entrance Hall

A single glazed wooden front door leads to a small entrance hall with laminate wood floor and a radiator. Stairs lead to the first floor and a door leads to the lounge.

Lounge

13' 11" x 12' 8" max (4.24m x 3.86m max)

The lounge is a good size and extends under the stairs providing some extra storage. A double glazed window with a large window sill plus a radiator, telephone and TV points. Door through to the Kitchen/Diner.

Kitchen/Breakfast Room

12' 8" x 9' 5" (3.86m x 2.87m)

A fitted kitchen with a range of wall and base units, electric oven and gas hob with cooker hood over. There is plumbing for a washing machine as well as a single bowl sink/drain. There is enough space for a table and chairs. The central heating boiler is in the corner of the room.

First Floor

Landing

Stairs lead from the ground floor, loft access is provided. Doors to the bedrooms and bathroom.

Bedroom One

12' 8" max x 8' 4" (3.86m max x 2.54m)

A double glazed window to the front aspect, radiator and

Bedroom Two

9' 5" x 8' 4" (2.87m x 2.54m)

A double glazed window to the rear aspect and a radiator.

Bathroom

White suite consisting of bath with shower over, toilet and WC. Part tiled to water sensitive areas, there is also a shaver point and extractor fan as well as a radiator.

Outside

Gardens

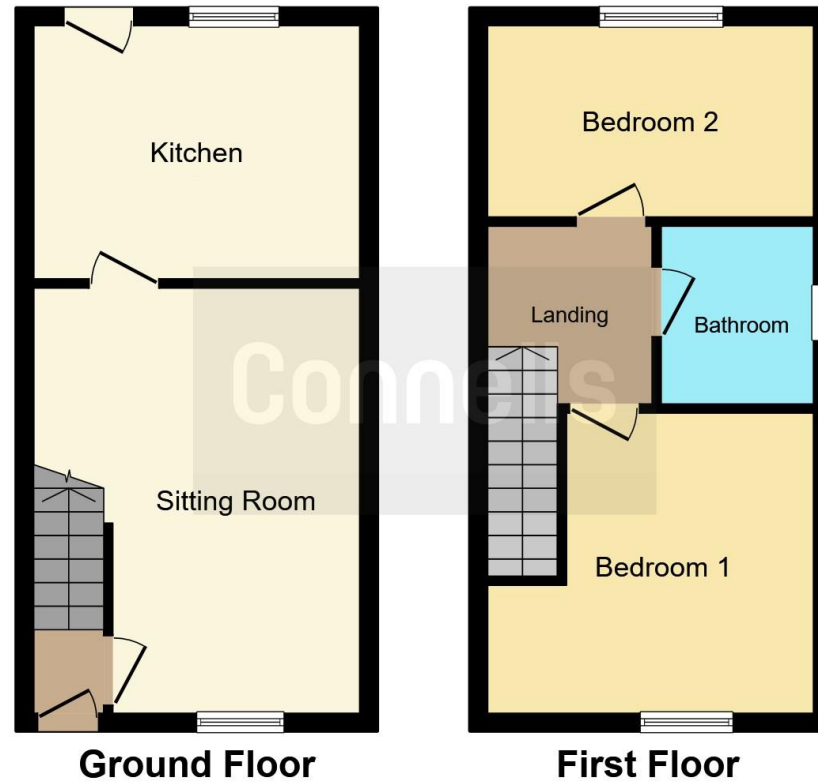
The front garden is low maintenance, plus two allocated parking spaces.

The rear garden features a small patio, lawn area and gravel area and access gate at the bottom of the garden.









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.focalagent.com

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Tenure: Freehold



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