

Connells

Aldous Drive
Bloxham Banbury

Aldous Drive
Bloxham Banbury OX15 4FP

for sale
£330,000







Property Description

A beautifully presented and well-proportioned three-bedroom modern home, pleasantly situated along a quiet no-through road within the highly sought-after village of Bloxham.

The property offers light and spacious accommodation arranged over two floors and is ideally suited to family living. The ground floor comprises a welcoming entrance hallway with stairs rising to the first floor, a modern kitchen/breakfast room fitted with a range of units and integrated appliances, a cloakroom/WC, and a generous sitting/dining room positioned to the rear with useful understairs storage and double doors opening onto the garden.

On the first floor, a central landing provides access to three well-proportioned bedrooms. The principal bedroom benefits from a built-in wardrobe and an en-suite shower room. Bedroom two is a further double with built-in storage, and bedroom three is also a comfortable double. A modern family bathroom completes the accommodation.

Outside, the property enjoys a pleasant frontage with a small lawn and pathway leading to the entrance. The main garden lies to the rear and is a particular feature, benefiting from a sunny south-facing aspect. It is predominantly laid to lawn with a patio seating area adjoining the house and well-established borders, creating an ideal space for outdoor entertaining. Gated rear access leads to the single garage, which is equipped with power and lighting, along with driveway parking directly in front.

Bloxham

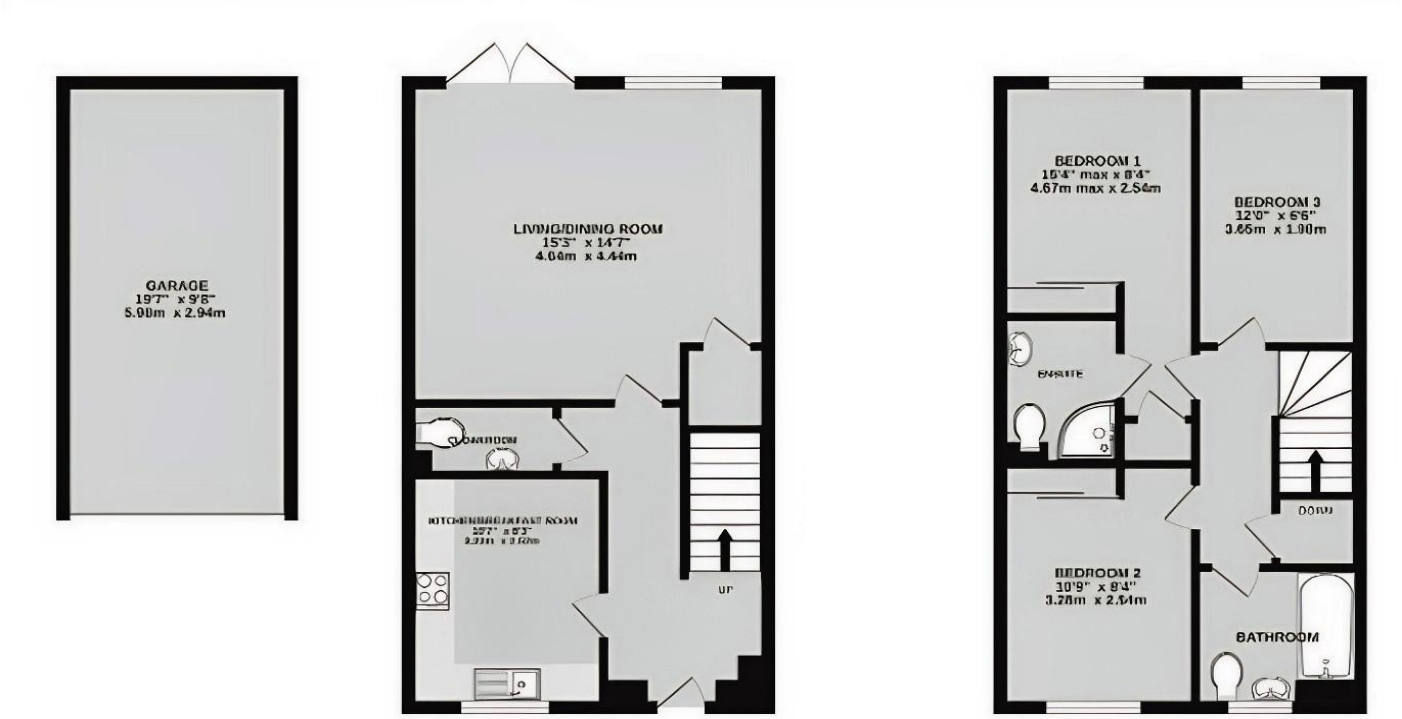
Bloxham is a well-regarded and popular village offering a wide range of local amenities including shops, a post office, pubs, schooling and healthcare facilities, with further comprehensive amenities available in nearby Banbury. Excellent transport links include access to the M40 and mainline rail services to London Marylebone.

Anti Money Laundering

Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers.
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.







TOTAL FLOOR AREA : 1049 sq.ft. (98.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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: D

view this property online connells.co.uk/Property/BAN310065

Tenure: Freehold

The Property Ombudsman

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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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