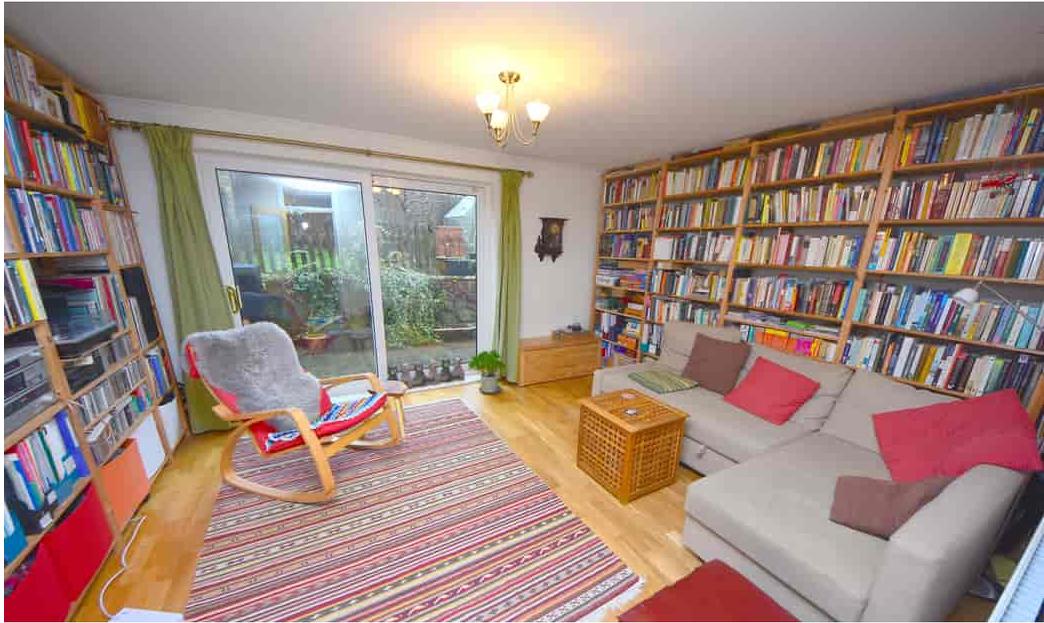




MAXWELLS



9 Hillside Close, Banbury, Oxfordshire. OX16 9YT
Guide Price £327,500 - Freehold



PROPERTY DESCRIPTION

Offering the huge benefit of solar panels is this three bedroom semi detached house located on a cul de sac in the popular Cherwell Heights area of Banbury.

The property is set back from the road with a small front garden laid to lawn and driveway leading to the garage plus a pathway leading to the entrance porch. From the entrance porch is a door opening into the hallway where you can find stairs rising to the first floor landing and doors leading to all ground floor accommodation.

To the rear of the house is the sitting room with large, double glazed sliding doors leading out to the garden and providing plenty of natural light. The kitchen / dining room is situated on the front of the house and offers a range of base and eye level cabinets, worktops and a selection of fitted appliances, while a double glazed window to the front provides natural light.

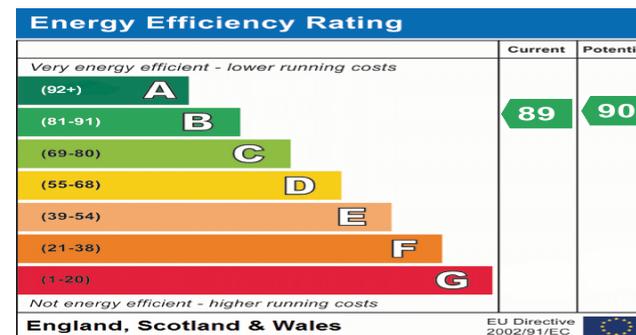
From the first floor landing are doors to all bedrooms, the family bathroom and access to the loft space. Bedrooms one and two are both generous double and the third is a good single room. The family bathroom is fitted with a white three piece suite with tiling to the splash prone areas.

The rear garden is accessed by stone steps leading up to a paved patio with greenhouse and borders planted to various flowers and shrubs. There is a small lawned area and a vegetable patch with the whole garden being enclosed. A pedestrian door leads into the large tandem length garage which has power & light connections along with an up and over door.

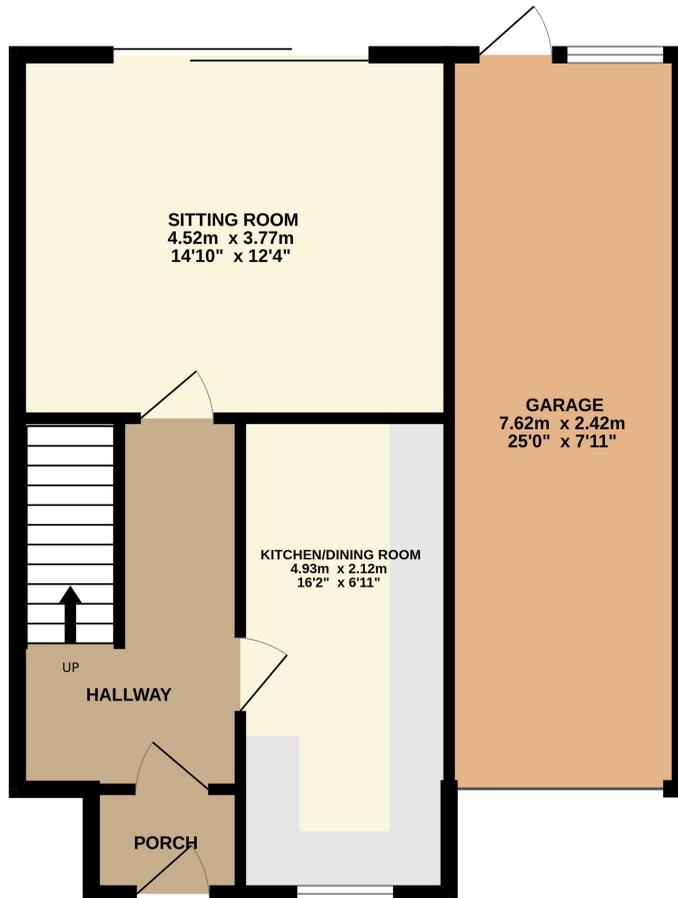
Agents note: the property benefits from solar panels to the front aspect which is south facing so generates a high level of usable electricity even in the winter months. The Feed in Tariff is transferable to the new owner. The roof was completely rebuilt 3 years ago Heating and hot water is currently supplied by mains gas central heating.

POINTS OF INTEREST

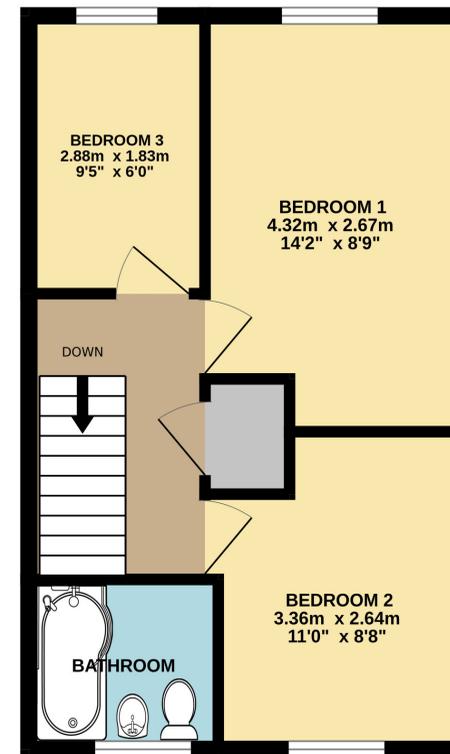
- SOLAR PANELS
- Semi Detached Family Home
- Three Bedrooms
- Sitting Room
- Kitchen / Dining Room
- Driveway & Garage
- Enclosed Rear Garden
- Double Glazed & Gas Central Heating



GROUND FLOOR
56.9 sq.m. (613 sq.ft.) approx.



1ST FLOOR
34.4 sq.m. (370 sq.ft.) approx.



TOTAL FLOOR AREA : 91.3 sq.m. (983 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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