



MAXWELLS



76 High Furlong, Banbury, Oxfordshire. OX16 1PT
Guide Price £275,000 - Freehold



PROPERTY DESCRIPTION

Set back from the road with a front garden enclosed by half height timber fencing, a pathway leads to the front door which opens into the hallway with stairs rising to the first floor landing and doors leading to all ground floor accommodation. The sitting room is a large room with plenty of natural light from the large double glazed window. On the rear of the house is a generous kitchen / dining room with double glazed sliding doors to the rear garden along with a double glazed window and second door also leading to the garden. The kitchen is fitted with a range of attractive cabinets plus a selection of appliances and worktops over.

from the first floor landing are doors leading to the three bedrooms (two generous doubles and one single), access to the loft space and the family bathroom which is fitted with a three piece suite.

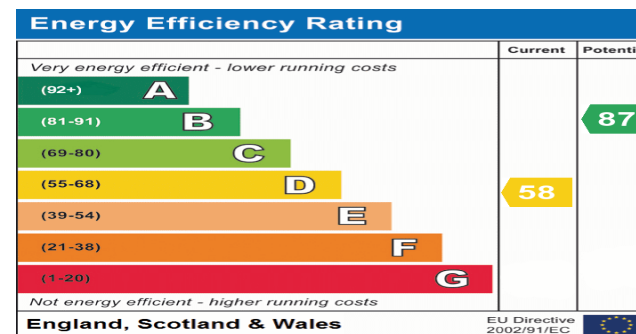
The rear garden is fully enclosed with a mix of brick walls and timber fencing, there is also a timber gate providing pedestrian access. The garden is laid to a large patio adjacent to the rear of the house which also houses a timber built storage shed with boasts power & light plus double glazed windows and door. Steps rise to the remainder of the garden where you can find a lawned area and second patio.

Services. We have been advised that the property is connected to mains gas, electricity, water and drainage. The hot water and heating is currently provided by a mains gas fired boiler.

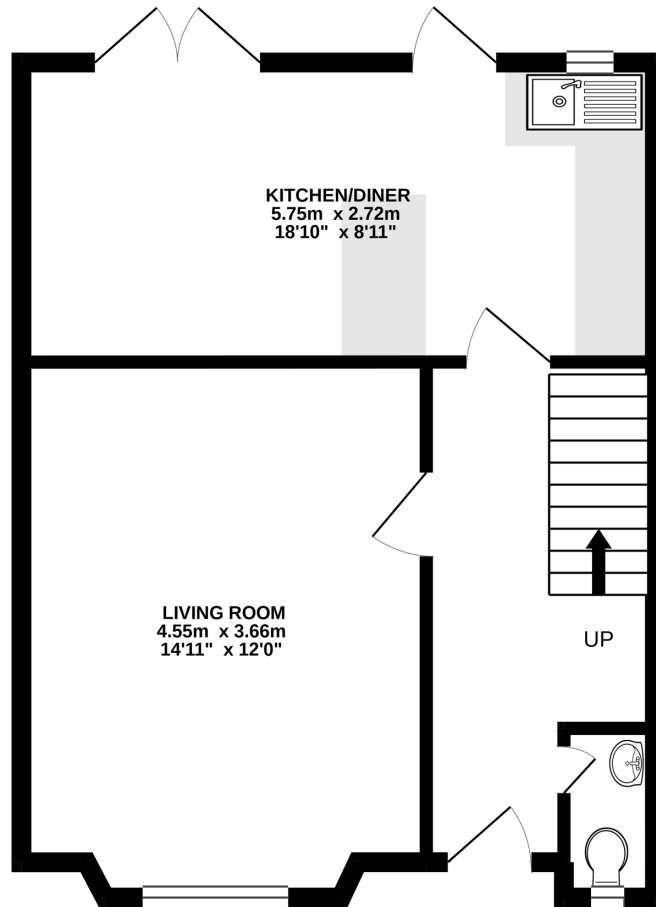
Council tax band - B

POINTS OF INTEREST

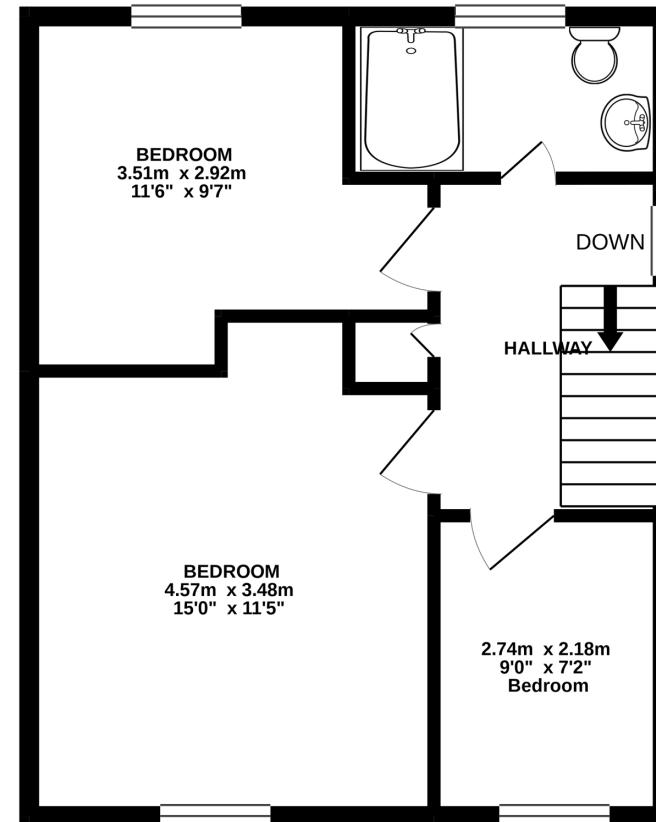
- Well Presented House
- Large Sitting Room
- Recently Fitted Kitchen / Dining Room
- Three Bedrooms
- Bathroom
- Downstairs Cloakroom
- Double Glazed
- Gas Central Heating
- Enclosed Rear Garden
- No Onward Chain



GROUND FLOOR
42.7 sq.m. (460 sq.ft.) approx.



1ST FLOOR
41.7 sq.m. (449 sq.ft.) approx.



TOTAL FLOOR AREA : 84.5 sq.m. (909 sq.ft.) 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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