



MAXWELLS



11 Garden Close, Banbury, Oxfordshire. OX16 2NB
Guide Price £290,000 - Freehold



PROPERTY DESCRIPTION

This very well presented and refurbished three bedroom house is located in a quiet cul de sac situated just a short walk from the town centre and offers a new kitchen, new shower room, double glazing and a Viessmann combination boiler.

The house is set back from the road with a small front garden laid mainly to lawn and a double glazed door leading into the porch. The porch opens into the entrance hallway which has doors to the kitchen, sitting room and cloakroom. The sitting room is on the rear of the house and is a good sized room with plenty of space for sofas and dining table should you wish. Double doors open into the conservatory which is currently being used as a dining room. To the front of the house is the recently fitted kitchen which offers plenty of counter space and cupboards plus a selection of appliances.

On the first floor landing are doors leading off to all bedrooms, the shower room and boiler cupboard plus access to the loft space. Bedrooms one and two are both good sized double rooms with fitted wardrobes while bedroom three is a single bedroom that has a fitted single wardrobe. The shower room is newly fitted with a large, enclosed shower, basin and low level w.c.

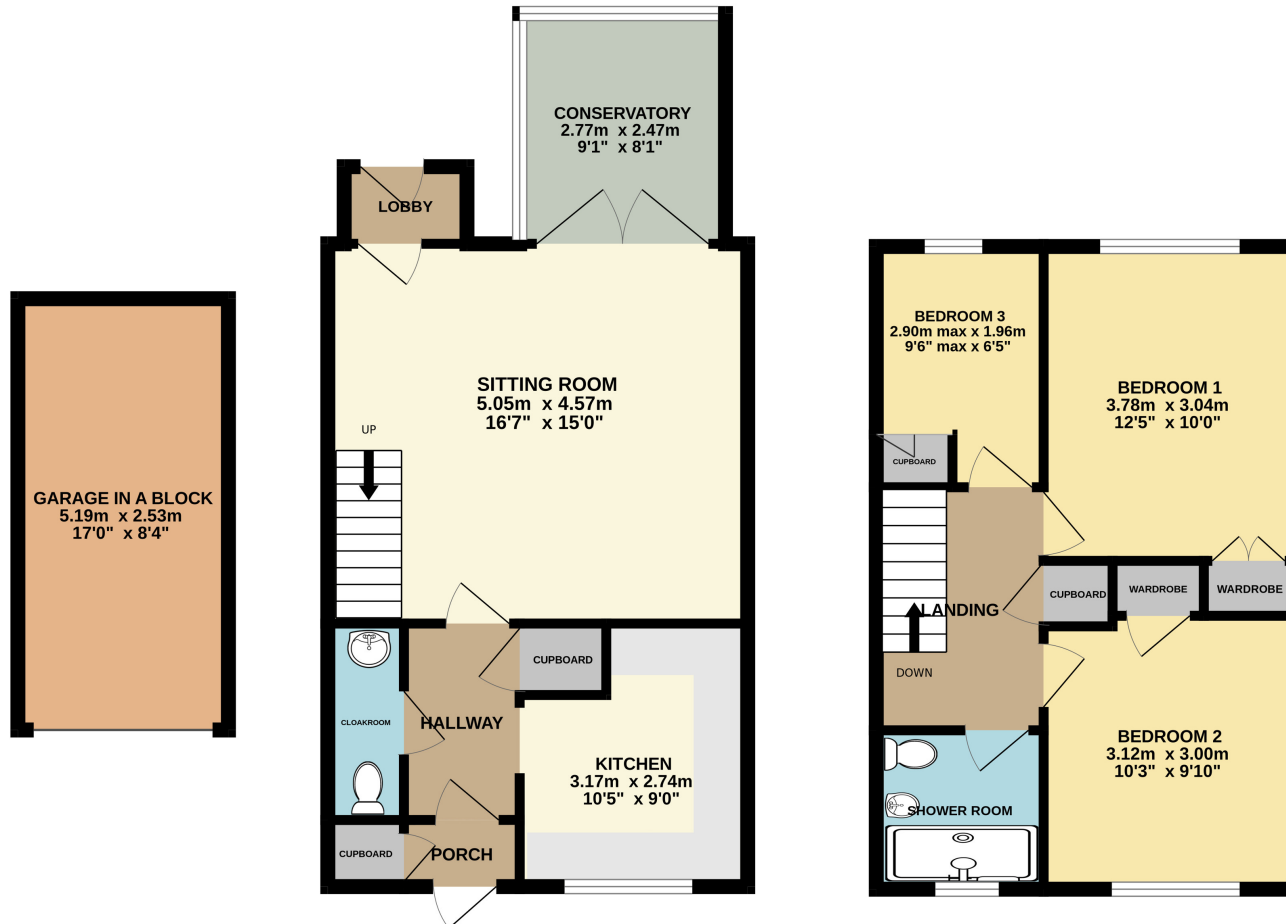
The rear garden is fully enclosed by timber fencing and is laid with shrubs and flowers to the borders.

POINTS OF INTEREST

- Recently Refurbished
- New Kitchen
- Large Sitting Room
- Conservatory
- Three Bedrooms
- Viessmann Combi Boiler
- Double Glazed
- Garage in a Block
- New Shower Room
- Enclosed Rear Garden

GROUND FLOOR
60.4 sq.m. (650 sq.ft.) approx.

1ST FLOOR
39.0 sq.m. (420 sq.ft.) approx.



TOTAL FLOOR AREA : 99.4 sq.m. (1070 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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