



**Mount Pleasant  
Wardington  
Banbury  
Oxfordshire  
OX17**

**Offers In Excess Of £411,000**

**bettermove** 

# Mount Pleasant Banbury

Bettermove are proud to present this 3 bedroom semi-detached house in Wardington.

The property benefits from double glazing, oil central heating throughout and has off street parking available via the driveway.

The council tax band is C.

The interior of this beautifully presented property comprises a spacious living room, hallway, fitted kitchen with a dining area and the conservatory as well as the downstairs WC on the ground floor. The first floor consists of 3 bedrooms with the master bedroom with an on-suite and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months as well as the garage and an outside WC.

Located in the popular village of Wardington, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Banbury train station (5.1 miles), various bus routes and the M40 and A423.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

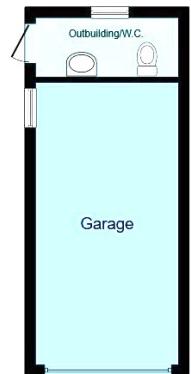




**Ground Floor**



**First Floor**



**Outbuilding**

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](http://www.focalagent.com)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: [hello@bettermove.co.uk](mailto:hello@bettermove.co.uk)  
[www.bettermove.co.uk](http://www.bettermove.co.uk)