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RESIDENTIAL LIMITED

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**Hobby Road, Banbury**

**£315,000**

## Description

A three bedroom, mid-terrace town house in Longford Park.

The front door opens onto an entrance hall that leads to the kitchen/breakfast area. The kitchen has matching modern cupboards and cabinets and the boiler to the front of the house.

The entrance hall also leads to the downstairs cloak room with hand basin and W.C.

To the end of the entrance hall is the living room with French doors that open onto a patio area, allowing plenty of natural light to enter the living room.

The garden provides a patio area, lawn and rear access, providing an easy route to the garage and parking area to the rear.

Upstairs on the first floor the landing leads to a double bedroom with a view overlooking the garden.

The landing also provides access to the bathroom, with bath, shower, W.C and hand basin and to a single bedroom to the front of the house.

To the end of the landing, there is a door leading to the stairs to the second floor, with an entrance area at the bottom of the stairs, separating the master bedroom from the rest of the house.

The stairs lead up to the master bedroom, with a dormer window, built in wardrobe and en suite with a double shower cubicle, W.C, hand basin and sky light window.





## Key Features

- 3 Bedroom Townhouse
- Enclosed Garden with patio
- French Doors from Living Room to Garden
- Garage and Parking to the rear of the property
- Built in Storage
- En Suite for Master Bedroom
- Plenty of Natural Light



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(56-68)	<b>D</b>		
(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 &amp; Wales</b>		EU Directive 2002/91/EC	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.