



**pontings**  
RESIDENTIAL LIMITED



**Orchard Close, Banbury**

**£300,000**

## Description

A well presented, extended and much improved, three bedroom semi detached home in a cul de sac location within walking distance of Banbury town centre.

The property comprises of an entrance hallway and a separate living room to the left with a half bay window and feature flame fireplace.

To the rear of the property is the open plan kitchen diner and extension. The kitchen diner extension has a vaulted ceiling with a skylight and separate cloakroom/utility room. It also has plenty of built in storage and French doors leading out into the garden.

The property benefits from a fully enclosed rear garden with side access and a patio area.

Upstairs are 2 double bedrooms and 1 single bedroom and a family bathroom.

The property also has off-road parking for 2-3 cars to the front of the house.





## Key Features

- Semi-detached 3 bedroom home
- Open plan kitchen/diner extension
- Downstairs cloakroom and utility room
- Living room with Feature flame fireplace and half bay window
- 2 Double and 1 Single Bedroom
- Fully enclosed garden with side access
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(56-68)	<b>D</b>	<b>60</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.