



9 Wren Crescent, Bodicote, Banbury, Oxon OX15 4FZ
£339,950

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An immaculate versatile modern town house within sought after development

Entrance hall | Cloakroom | Ground floor study/utility | Kitchen/family/dining room | First floor living room | Master bedroom with en-suite | Two further double bedrooms to second floor | Larger than average rear garden | Garden to front | Garage | Driveway | Double glazing | Gas radiator heating

Enjoying elevated views over farmland and offered in excellent decorative order throughout, a versatile three/four bedroom town house enjoying larger than average rear garden within walking distance of many amenities.

Ground Floor

Canopy porch.
Front door.

Karndean flooring throughout the ground floor.

Entrance hall: Stairs rising to first floor. Cupboard housing Ideal Logic gas boiler for domestic hot water and central heating. Door through to study/utility room.

Cloakroom: White suite comprising of low level WC and pedestal handbasin. Tiling to splashback areas. Extractor.

Study/utility room: Inset sink unit. Work surface, free space and plumbing for washing machine. Range of wall and base units. Window to front aspect.
From the hallway door through to;

Open plan kitchen/family/dining room: Kitchen recently installed to a high specification approximately 18 months ago. Inset sink unit and drainer. Comprehensive range of contemporary integrated handle wall and base units with quartz work surfaces. Integrated fridge/freezer. Integrated dishwasher. Integrated four ring gas hob with electric oven under, extractor over. Understairs storage cupboard. Double glazed casement doors giving access to garden.

First Floor

Landing.

Master bedroom to rear aspect with windows overlooking garden. Door to en-suite.

En-suite: Double width fully tiled shower cubicle, pedestal handbasin and low level WC. Window to side. Extractor.

Stairs rising off to second floor.

Door through to **living room or bedroom** with windows overlooking farmland.

Second Floor

Landing.

Bedroom two, a double bedroom to rear aspect with Velux window. Airing cupboard housing hot tank and immersion heater.

Bedroom three, a double bedroom with window to front aspect. Velux window. Fitted wardrobe over stairwell.

Bathroom: Contemporary modern white suite comprising of panelled bath with thermostatic shower, pedestal handbasin and low level WC. Tiling to splashback areas. Extractor.

Outside

Rear garden: Fully enclosed by close board and fencing. Predominately laid to lawn. Raised flower beds, shrubs and bushes. Patio area. The garden measures 55 ft in length x 25 ft width. Outside lights. Outside tap.

Brick built garage to the side of the property with pitched roof. Metal up and over door. Light and power. Personal door to rear.

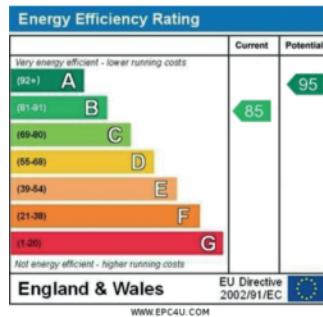
To the front of the garage is a tarmac **driveway**. Pathway to front door. Areas laid to shingle. Areas laid to shrubs. Outside lights.

Services: All
Council Tax Banding: D
Authority: Cherwell District Council

Directions: From Banbury Cross proceed south along south bar and onto the Oxford Road. Upon leaving Banbury take the left hand turn onto Longford Park Road. Wren Crescent can be found on the right hand side.



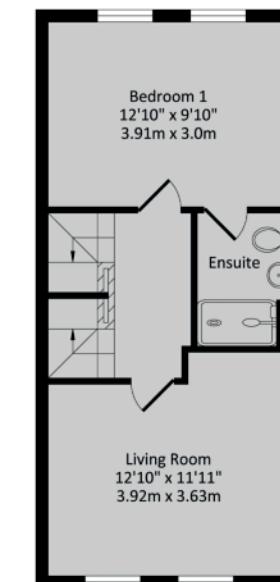




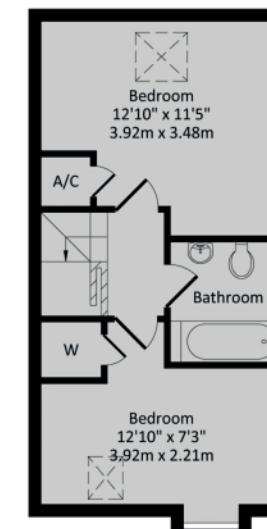
Ground Floor
617 sq.ft. (57.30 sq.m.) approx.



First Floor
379 sq.ft. (35.20 sq.m.) approx.



Second Floor
333 sq.ft. (30.90 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1329 sq.ft. (123.40 sq.m.) 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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