MAXWELLS

14 Hobby Road, Bodicote, Banbury, Oxfordshire. OX15 4GJ

Guide Price £325,000 - Freehold

PROPERTY DESCRIPTION

The house is set back from the road with a driveway to the side providing off road parking for several vehicles. There is a small front garden laid to a selection of attractive flowers & shrubs with a pathway leading to the front door.

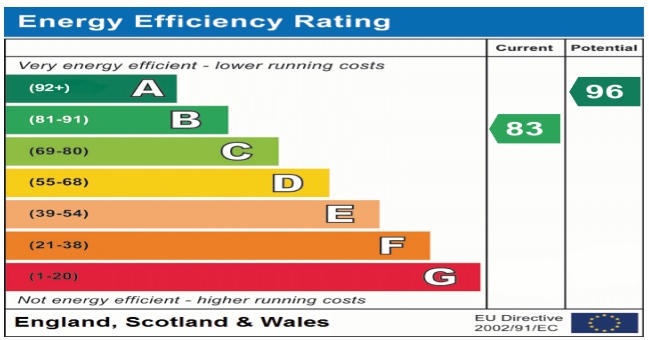
In the hallway you can find doors to the sitting room and cloakroom plus stairs rising to the first floor. The sitting room is over 16' long with plenty of space for sofa's and other soft furnishing with a door leading into the 15' kitchen / dining room. Situated on the rear of the house with double doors leading to the rear garden, the kitchen / dining room is beautifully presented with a range of cabinets and appliances plus space for a four seater dining table.

From the first floor landing are doors leading to all bedrooms and the family bathroom plus access to the loft space. The master bedroom is a good sized double room with space for wardrobes and an en suite shower room while bedroom two is also a good sized double room located on the rear of the house. The third bedroom is situated on the front and the family bathroom is fitted with a three piece suite and is situated on the rear of the house.

The rear garden is a great size and is south west facing with several patio areas making it ideal to enjoy long summer evenings. There is a paved patio adjacent to the rear of the house and a timber decked patio at the rear of the garden. The garden itself is laid mainly to lawn with attractive borders all enclosed by timber fencing.

POINTS OF INTEREST

- Three Bedrooms
- Semi Detached House
- Sitting Room
- Kitchen / Dining Room
- South West Facing Rear Garden
- En Suite To Master
- Driveway
- Gas Central Heating
- Double Glazed



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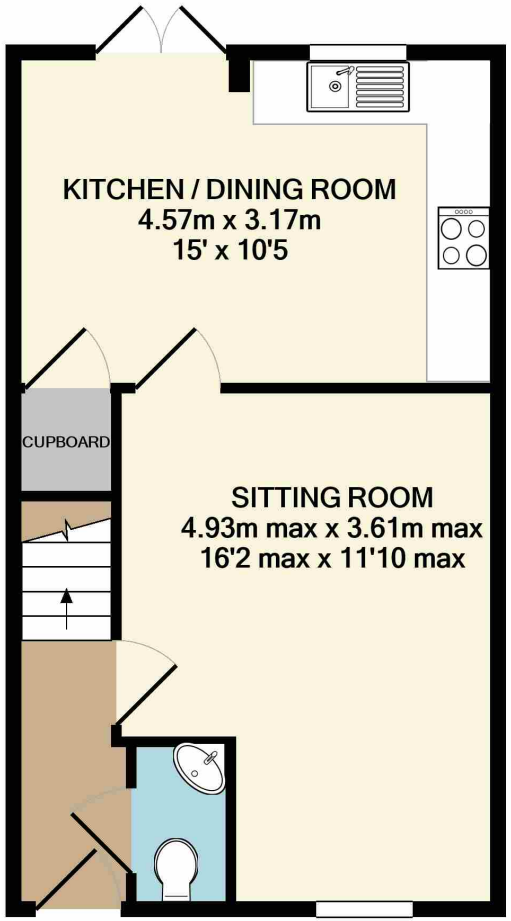

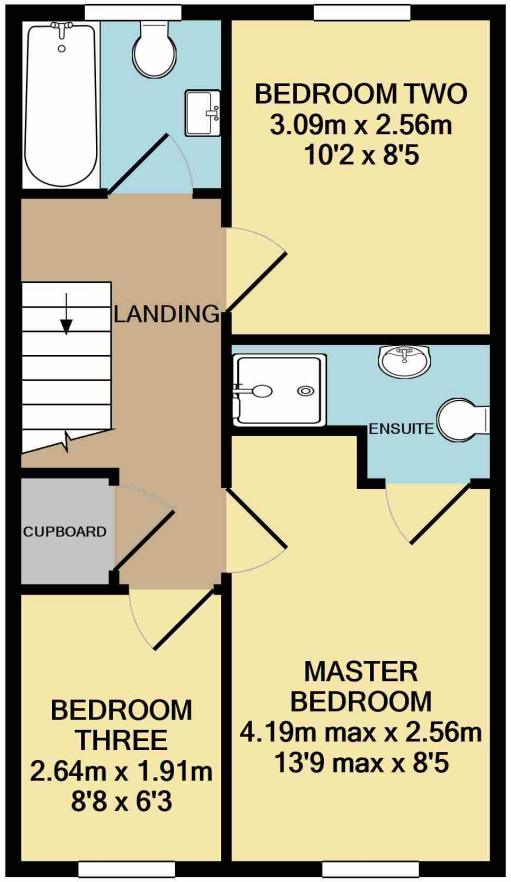

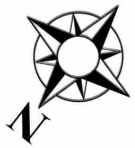

GROUND FLOOR
APPROX. FLOOR
AREA 36.9 SQ.M.
(397 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 37.0 SQ.M.
(398 SQ.FT.)

TOTAL APPROX. FLOOR AREA 73.9 SQ.M. (795 SQ.FT.)

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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