

Canterbury Close Banbury OX16 4FE



A well presented one bedroom property situated in a popular residential area. This property benefits from having gas central heating, built in wardrobes and a front garden and is an ideal first home or investment property. This property benefits from being situated close to the town centre and train station.

ACCOMMODATION

ENTRANCE HALL:	Door to side aspect.
BEDROOM ONE:	12'7 x 10'9 Windows to side and front aspect. Built in wardrobe.
BATHROOM:	Modern white suite comprising bath with shower over wash hand basin and low level w.c. Window to front aspect.
LOUNGE:	13'2 x 12'7 Bay window to front aspect.
KITCHEN:	12'7 x 5'3 Window to front aspect. Range of floor fitted and wall mounted units with worktops over. Four ring gas hob with oven below and extractor hood above.
HEATING:	Gas central heating
PARKING:	Allocated car parking for one car
EPC RATING:	D
COUNCIL TAX:	Band B
REFERENCE:	281
Services	Currently connected to mains water, gas and electricity.
Local Authority	Cherwell District Council
Viewings	Through Chattel House.
Price	£190,000 Freehold

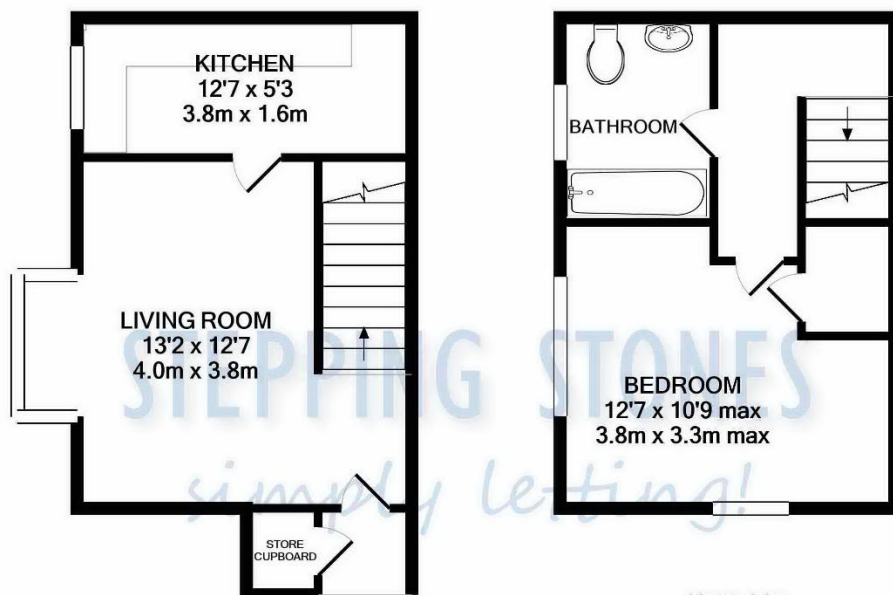




CHATTEL HOUSE

INTELLIGENT PROPERTY

Packington House, 3 - 4 Horsefair, Banbury, Oxon. OX16 0AA



1ST FLOOR
APPROX. FLOOR
AREA 231 SQ.FT.
(21.5 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 263 SQ.FT.
(24.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 495 SQ.FT. (45.9 SQ.M.)

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, then professional verification should be sought. These particulars do not constitute part, or all of, an offer or contract and are not to be relied upon as statement of representation or fact. Chattel House have not carried out a structural survey and the services, appliances, equipment, fixtures and fittings have not been tested and no guarantees as to their operating ability or efficiency are given. The measurements and floorplans supplied are for general guidance only and are not to scale. All dimensions and compass positions are approximate and for guidance only and should not be relied upon. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

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