


Connells

Bramber Close
Banbury

# Bramber Close
# Banbury OX16 0XF

for sale
**£265,000**







## Property Description

Situated within a quiet residential cul-de-sac, this well-presented three-bedroom family home offers spacious and practical accommodation extending to approximately 942 sq. ft., making it an ideal purchase for first-time buyers, growing families, or investors alike.

Upon entering the property, a welcoming entrance hall provides access to a convenient ground floor cloakroom/WC and staircase rising to the first floor. The fitted kitchen enjoys views to the front aspect and offers a range of wall and base units with ample worktop space.

The real heart of the home is the impressive 21ft sitting room, a bright and spacious reception area providing excellent space for both relaxing and entertaining, with room for dining furniture and direct access to the rear garden.

To the first floor are three well-proportioned bedrooms, comprising two generous double bedrooms and a comfortable single bedroom that would also make an ideal nursery, home office, or dressing room. The bedrooms are served by a family bathroom fitted with a three-piece suite.

Externally, the property benefits from an enclosed rear garden offering a private outdoor space for families and entertaining.

## Anti Money Laundering

Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers.

An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







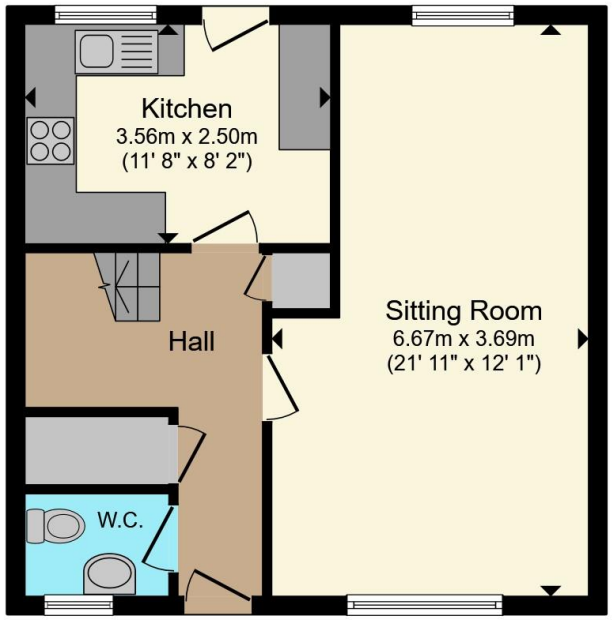



LOVE

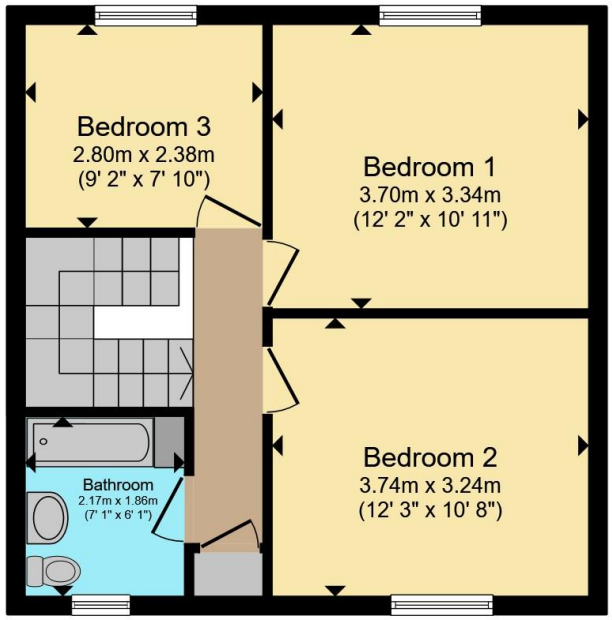









Ground Floor




First Floor

Total floor area 87.5 m² (942 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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33 Bridge Street
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EPC Rating: D

Council Tax Band: B

Tenure: Freehold

**view this property online connells.co.uk/Property/BAN310253**

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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