



**Connells**

Ribston Close  
Banbury



### Property Description

Connells Estate Agents are delighted to present this well presented three bedroom home, that has been extensively updated by the current owner located within the sought after location of Hanwell Fields.

Accommodation comprises; entrance hall, cloakroom, recently renovated kitchen and generous sized lounge diner with access to the rear garden.

On the first floor, three bedrooms, including two generous sized double bedrooms, renovated en suite to master bedroom and updated family bathroom

The Hanwell Fields development can be located on the north side of Banbury. As well as maintaining great access to Junction 11 of the M40 and Banbury train station in the town centre, there are several amenities located on Rotary Way in the lower centre of the development.

There is a bus route into the Town centre every 15 mins or so and for amenities there is a Sainsburys local close by and a Local Centre which includes a Co-Op convenience store, dentist, takeaway, public house and an Indian cuisine restaurant. Hanwell Fields Community School is also located nearby and provides education for children from nursery to primary school ages also senior schools. North Oxfordshire Academy (The NOAH) within 15/20 mins walking distance  
There is a school bus at the bottom of the road taking students to Blessed George Napier (BGN), Wykham Park Academy Banb

Outside; a well maintained rear garden with side access leading to the off street parking and garage to the rear under a coachhouse.

### Entrance Hall

Enter via door to front aspect.

### Cloakroom

Low level WC. Vanity unit. Wall mounted radiator.

### Lounge/ Diner

14' 11" x 13' 8" ( 4.55m x 4.17m )  
Double glazed window to rear aspect. Wall mounted radiator. Television point. Door leading to rear garden.

### Kitchen

10' 2" x 8' ( 3.10m x 2.44m )  
Double glazed window to the front aspect. A new kitchen with a range of wall and base mounted units with worksurfaces over and incorporating a sink unit with splashbacks.

### First Floor

#### Bedroom One

9' 5" x 8' ( 2.87m x 2.44m )  
Double glazed window to front aspect. Wall mounted radiator.

#### En Suite

renovated ensuite with Shower Low level WC and wash hand basin. Wall mounted radiator. Extractor fan.

#### Bedroom Two

10' x 8' 5" ( 3.05m x 2.57m )  
Double glazed window to rear aspect. Wall mounted radiator.

#### Bedroom Three

6' 11" x 6' 3" ( 2.11m x 1.91m )  
Double glazed window to rear aspect. Wall mounted radiator.

### Bathroom

Double glazed window to front aspect. Bath with shower over. Low level WC and wash hand basin. Shaver point.

Wall mounted radiator. Extractor fan.

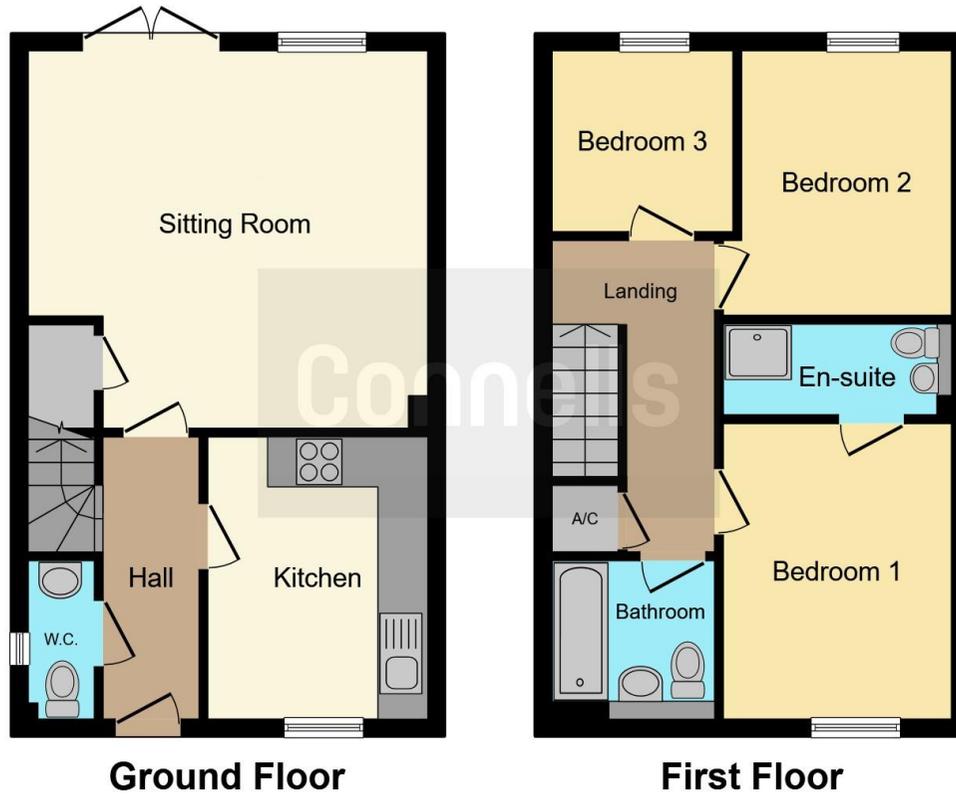
## Outside

Enclosed rear garden with patio area then mainly laid to lawn with gated access to the garage and parking.

## Garage

Located under a coachhouse. It is under a 999 year lease from 2005. Please call for details.





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.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: B

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Tenure: Freehold



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