



2 Sandford Green, Banbury, Oxon OX16 0SA
£255,000

**Stanbra
Powell**

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Three bedroom semi-detached home with good size rear garden.

Entrance hallway | Cloakroom | Kitchen/dining room | Living room | Three double bedrooms | Bathroom | 128 ft rear garden | Outbuilding | Driveway | Double glazing | Gas central heating

Located on the north side of Banbury is this three bedroom semi-detached home benefiting from well proportioned accommodation including kitchen/dining room, living room and three good size bedrooms, 128 ft rear garden and driveway for two/three vehicles.

Ground Floor

Access via UPVC double glazed door to;

Entrance hallway: Stairs rising to first floor. Radiator. UPVC double glazed window to side aspect. Doors to all ground floor accommodation. Understairs storage area with cupboard housing fuse box.

Kitchen/dining room: Range of base and eye level units. Laminate worktop. Built-in sink unit with swan neck tap. Space for washing machine, gas cooker, fridge/freezer and dryer. Tile splashbacks. Wall mounted Worcester boiler. UPVC double glazed window to side aspect. Double glazed door leading to rear lobby. UPVC double glazed door to garden. UPVC double glazed door to side alleyway.

WC: Low level WC. Single glazed obscured wooden window to side aspect.

Living room: Dual aspect with UPVC double glazed bay window to front aspect. Two radiators. Laminate wood flooring. UPVC double glazed sliding patio door onto rear patio area.

First Floor

Landing: UPVC double glazed window to front aspect. Access to loft via pull down ladder. Fully boarded storage area.

Bedroom one: Good size double bedroom with UPVC double glazed window overlooking rear garden. Radiator. Built-in wardrobes.

Bedroom two: Double bedroom with UPVC double glazed window overlooking rear garden. Radiator. Built-in wardrobes.

Bedroom three: Double bedroom with UPVC double glazed window to front aspect. Radiator.

Bathroom: White suite comprising of low level WC, wash handbasin and P-shaped bath with electric shower over. Tile splashbacks. UPVC double glazed obscured window to front aspect. Heated towel rail.

Outside

Front: Mostly paved with parking for two/three vehicles. Enclosed by low level fencing and hedging.

Storage shed to rear. This space is can be converted to an office/playroom/hobby room (subject to necessary planning permissions).

Rear garden: Measuring approximately 128 ft in length. South west facing. Paved patio area. Door to brick storage shed. Decked area. The rest of the garden is predominately laid to lawn enclosed by hedging and fencing. Plum slated area with small pond.

Side access via rear lobby.

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

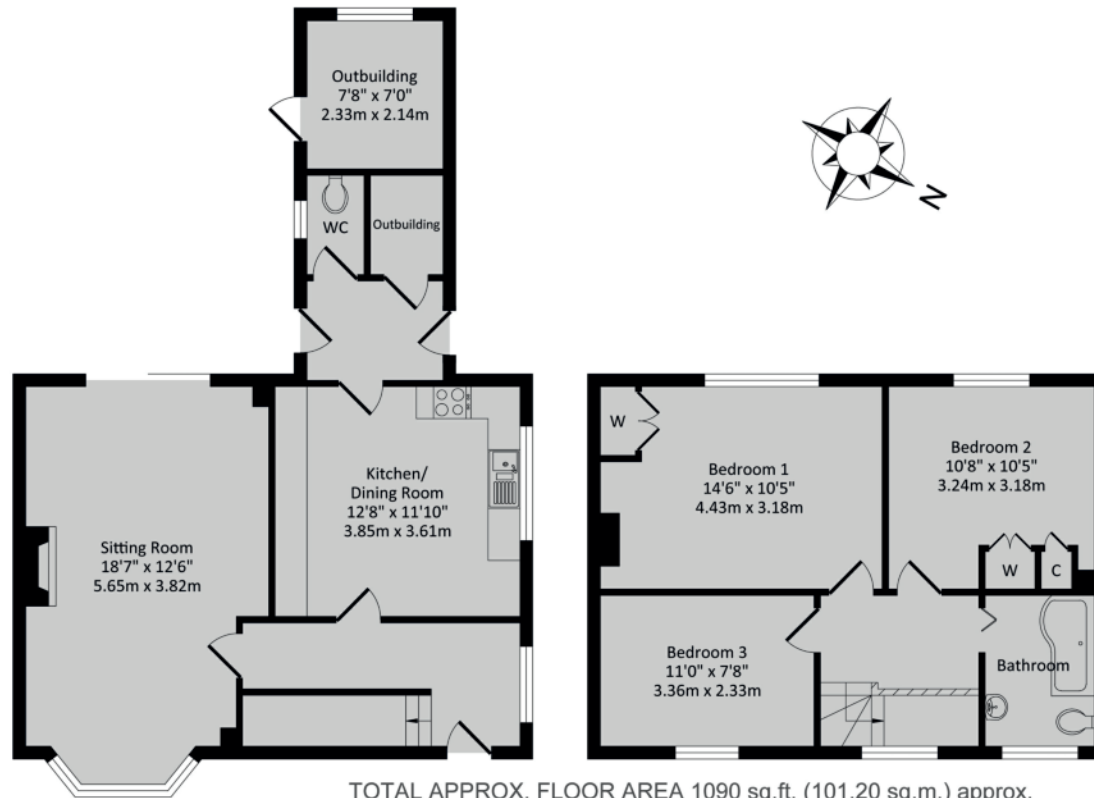
Directions: From Banbury Cross proceed north to the traffic lights, taking the left turn into the B4100 Warwick Road. Continue for approximately three quarters of a mile. Turn left into Ferndale Road, right into The Fairway and right again into Sandford Green.





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

1st Floor
473 sq.ft. (43.90 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1090 sq.ft. (101.20 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.

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