



TOTAL FLOOR AREA: 734 sq.ft. (68.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
 Made with letbricks 12/22



36 Marston Close
 Banbury
 Oxon
 OX16 2DQ
£240,000

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

SERVICES: All

CURRENT COUNCIL TAX BANDING: C **LOCAL AUTHORITY:** Cherwell District Council

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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Recently built two double bedroom end terraced property.

Entrance hallway | Cloakroom | Kitchen | Living/dining room | Two double bedrooms | Four piece bathroom | Pleasant rear garden | Allocated parking | Visitor parking | Gas central heating | Double glazing

Built by Bellway Homes in December 2020 is this extremely well presented two bedroom end terraced home, benefiting from two large double bedrooms, four piece bathroom suite, living/dining room, cloakroom, pleasant rear garden and allocated parking to the front plus additional visitor parking.

DESCRIPTION:

Ground Floor:

Front door.

Entrance hallway: Radiator. Amtico flooring. Stairs rising to first floor.

Cloakroom: Two piece white suite comprising of low level WC and wash handbasin. Tile splashback. Heated towel rail. Extractor. Amtico flooring.

Kitchen: Range of grey base and eye level units with laminate worktop. Built-in Zanuzzi oven with four ring gas hob and extractor hood above. Built-in Zanuzzi fridge/freezer. Space for washing machine or dishwasher. UPVC double glazed window overlooking front aspect. Radiator. Amtico flooring.

Living/dining room: Two radiators. Space for good size dining table. Double glazed windows and double doors leading onto patio. Understairs cupboard currently housing washing machine.

First Floor:

Landing: Access to loft. Radiator. UPVC double glazed window to side aspect.

Bedroom one: Excellent size double bedroom with UPVC double glazed window overlooking rear garden. Radiator.

Bedroom two: Double bedroom with UPVC double glazed window to front aspect. Radiator. Storage cupboard over stairs with hanging rails.

Bathroom: Four piece suite comprising of low level WC, wash handbasin, panelled bath with shower attachment and single shower cubicle with rainfall shower and separate shower attachment. Heated towel rail. Tile splashbacks. Laminate tile effect flooring.

Outside:

Front: Block paved parking bay for one vehicle with visitor parking close by. Paved patio pathway leading to front door flanked by laid to lawn area and flower beds.

Rear garden: South/west facing rear garden. Paved patio area. The rest is laid to lawn with pathway leading to the rear of the garden where there is a shed measuring 8'6 x 10 ft. Enclosed by timber panel fencing/close board fencing with gated side access.

Energy efficiency rating: B

