



4 Cope Road, Banbury, Oxon OX16 2EH  
'Offers in the region of' £275,000

**Stanbra  
Powell** | Estate Agents  
Valuers  
Property Lettings



*Non-estate bay window semi detached house complemented by private rear garden. Offered with no onward chain.*

**Entrance porch | Hallway | Living room | Separate dining room | Kitchen | Lean-to | Three bedrooms | Bathroom | Established rear garden | Garden to front | Driveway**

Located within walking distance of the town centre and further amenities a three bedroom 1930's semi detached house providing well proportioned accommodation throughout. The property would now benefit from updating.

**Ground Floor**

Double glazed door leads to;

Entrance porch with tiled flooring. Door giving access to;

**Hallway:** Stairs rising to first floor. Useful understairs storage cupboard. Door through to;

**Living room:** Walk-in bay window to front aspect. Walkway through to;

**Dining room:** Access also available from the hallway. Tiled fireplace with open hearth. Windows overlooking garden. From the hallway door through to;

**Kitchen:** Stainless steel inset sink unit and drainer. Range of wall and base units. Tiling to splashback areas. Door to lean-to.

**Lean-to:** Timber construction. Personal door to rear. Personal door to front. Outside tap.

**First Floor**

**Landing:** Access to loft.

**Master bedroom** to front aspect. Bay window to front. Fitted wardrobes.

**Bedroom two:** Window to rear overlooking garden. Fitted wardrobes.

**Bedroom three:** To front aspect.

**Bathroom:** Cast iron bath. Pedestal handbasin. Low level WC. Tiling to splashback areas. Airing cupboard housing hot tank and immersion heater. Window to rear.

**Outside**

**Rear garden:** Laid to lawn. Fully stocked with flowers, trees, shrubs and bushes. Potting shed. Substantial timber workshop with light and power. The garden measures approximately 70 ft in length.

**Front:** Areas laid to shingle. Fully stocked with flowers, shrubs and bushes.

**Concrete driveway** giving off road parking for one vehicle.

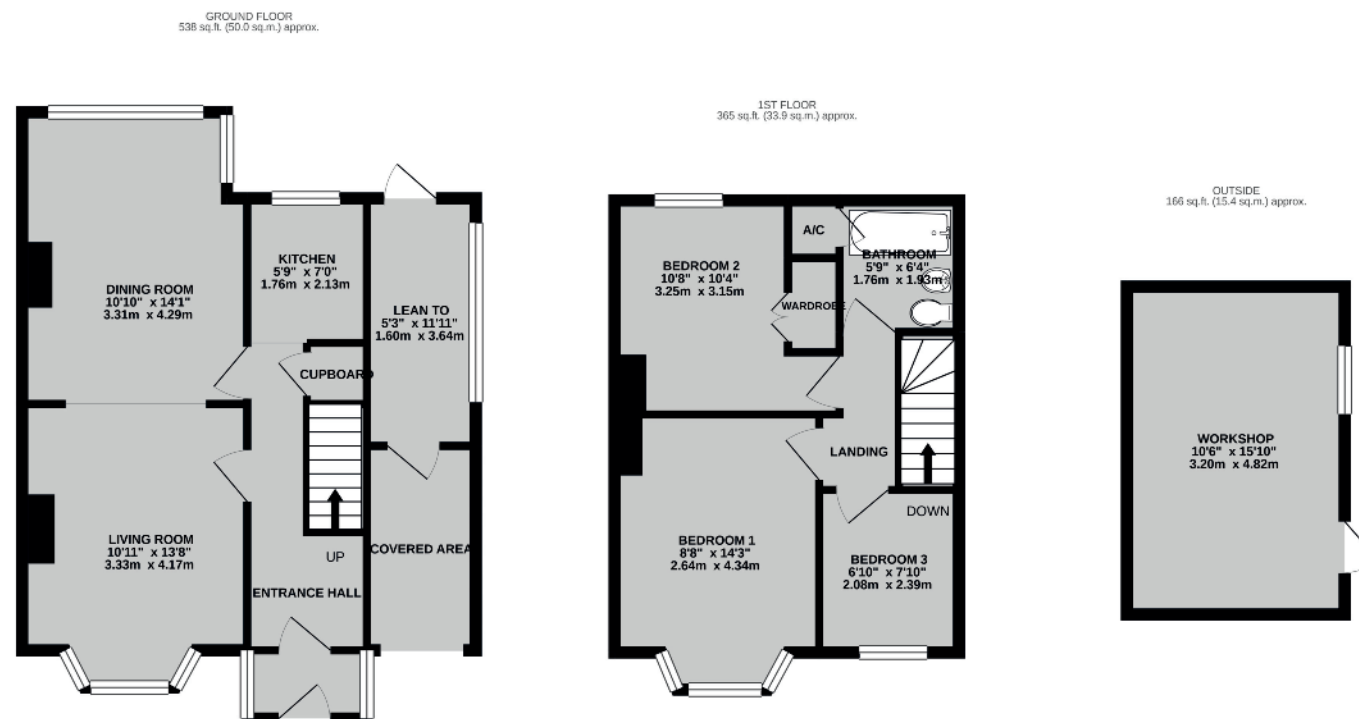
Covered area leading to lean-to.

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

Directions: From Banbury Cross proceed north to the traffic lights and at the main traffic lights at the crossroad, continue over and take the first left turn into Cope Road.







**TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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.  
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**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.

Viewing: Through appointment with Stanbra Powell



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