



50 Bourton Road, Banbury, Oxon OX16 2DD
£335,000

**Stanbra
Powell**

Estate Agents
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Property Lettings





An extremely well presented three bedroom semi-detached home.

Entrance hallway | Cloakroom | Living room | Kitchen/dining room | Three bedrooms, en-suite to master | Family bathroom | Pleasant rear garden | Parking | Double glazing | Gas central heating

Built by Ashbury Homes in 2018 is this impressive three bedroom semi-detached home. The property benefits from a characterful design with sash windows, rendered frontage and overlooks a green park area. Internally the property boasts a good size living room, kitchen/dining room onto the pleasant rear garden, three well-proportioned bedrooms with en-suite to master and off road parking to the front for two vehicles.

Ground Floor

Access via composite door.

Entrance hall: Amtico flooring. Stairs rising to first floor. Radiator. Doors to ground floor accommodation.

Cloakroom: Two piece white suite comprising of low level WC and wash handbasin. Radiator. Amtico flooring. Small double glazed obscured sash window to front aspect. Tile splashbacks.

Living room: Good size room with lots of useable wall space. Two UPVC double glazed sash windows to front aspect. Radiator.

Kitchen/dining room: Amtico flooring. Range of modern base and eye level units with laminate worktop. Tile splashbacks. Cupboard housing boiler. Built-in appliances including four ring gas hob, extractor hood, dishwasher, oven, washing machine and fridge/freezer. UPVC double glazed window overlooking rear garden. Sunken spotlights in dining area. UPVC double glazed double doors and windows overlooking rear garden. Good size understairs storage cupboard. Radiator.

First Floor

Landing: Radiator. Access to loft. Airing cupboard housing hot water tank.

Bedroom one: Good size double bedroom with two UPVC double glazed sash windows to front aspect. Radiator.

En-suite: Three piece white suite comprising of low level WC, wash handbasin and shower cubicle with Bar shower over. Tile splashbacks. Radiator. Extractor fan.

Bedroom two: Good size double bedroom with UPVC double glazed window to rear aspect. Radiator.

Bedroom three: Good size single bedroom with UPVC double glazed window to rear aspect. Radiator.

Family bathroom: Three piece white suite comprising of low level WC, wash handbasin and panelled bath with Bar shower over. UPVC double glazed obscured sash window to front aspect. Radiator.

Outside

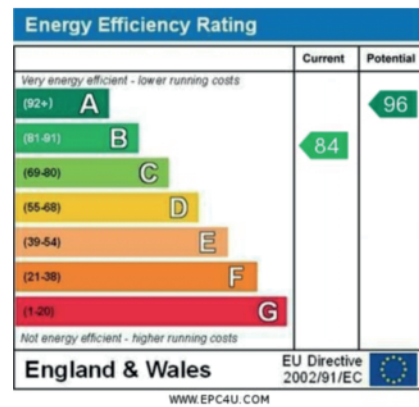
Front: Block paved parking for two vehicles. The rest is laid to lawn and shingle with shrubs and hedging. Paved pathway leading to front door. Outside light.

Rear garden: South facing. Paved patio area. The rest is mostly laid to lawn with decked seating area to the rear. Hardstanding for a good size shed. Gated side access. Enclosed by timber panel fencing and brick walling. Outside light.

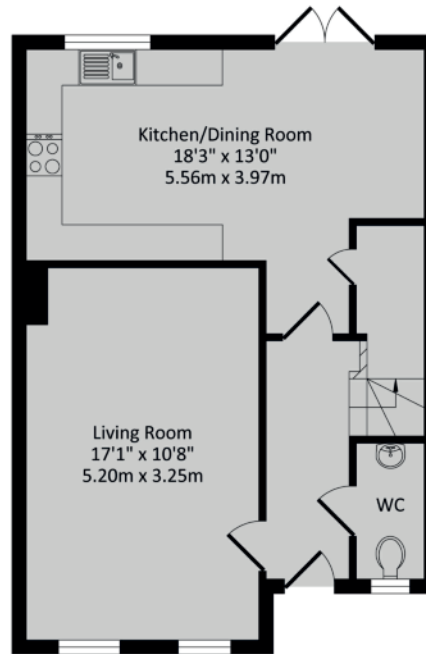
Services: All
Council Tax Banding: C
Authority: Cherwell District Council



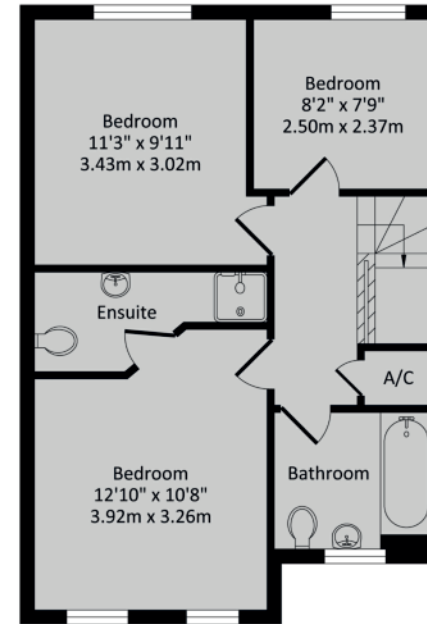




Ground Floor
 473 sq.ft. (43.90 sq.m.) approx.



First Floor
 473 sq.ft. (43.90 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 946 sq.ft. (87.80 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.

Viewing: Through appointment with Stanbra Powell



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