



15 Byron Road, Banbury, Oxon OX16 9RJ  
£379,950

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





*Well presented extended detached two bedroom bungalow.*

**Entrance porch | Entrance hallway | Living room | Kitchen | Extended dining room | Conservatory | Two double bedrooms | Bathroom | Integral garage | Good size private rear garden | Driveway | Double glazing | Gas central heating | No onward chain**

Located on the sought after Poet's Corner development is this extended two bedroom detached bungalow benefiting from two reception rooms, a good size private rear garden, integral garage and large driveway. This property is offered with no onward chain.

**Accommodation**

Access via UPVC double glazed door to;  
**Entrance porch** with tiled flooring. UPVC double glazed door leading to;

**Entrance hallway:** Radiator. Access to loft. Airing cupboard.

**Living room:** Radiator. UPVC double glazed bay window to front aspect.

**Dining room:** Extended to double the original size. (Potential to knock through to the kitchen and create a large living/dining space). Radiator. UPVC double glazed windows to side and rear aspects. UPVC double glazed sliding doors leading into conservatory.

**Kitchen:** Range of base and eye level units. Laminate Granite effect worktops. Small breakfast bar. Radiator. Built-in oven with four ring gas hob. Space for washing machine. Space for under counter fridge/freezer. Tile splashbacks. Built-in stainless steel sink unit. UPVC double glazed door and window into conservatory.

**Conservatory:** Built from UPVC and brick construction. Tiled flooring. Windows on two sides. Glass roof. Built-in blinds on all windows. Double UPVC double glazed doors opening onto garden.

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

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

**Bathroom:** Four piece white suite comprising of low level WC, wash handbasin with built-in storage underneath, panelled bath and separate double shower cubicle with shower over. Heated towel rail. Tile splashbacks. UPVC double glazed obscured window to the rear aspect.

**Integral garage,** door from the hallway. Power and light connected. Wall mounted Potterton boiler. Electric fuse box (fitted in 2016). Metal up and over door.

**Outside**

**Front:** Pressed concrete driveway for approximately three/four vehicles. The rest is mostly laid to shingle with various mature flower and shrub borders.

**Rear garden:** South facing private rear garden. Block paved patio, partly covered by pergola with glass roof. Steps leading to further paved patio areas with well stocked various flower beds and shrub borders, areas laid to shingle. Enclosed by timber panel fencing. Gated access both sides of the property. Water feature. Outside tap.

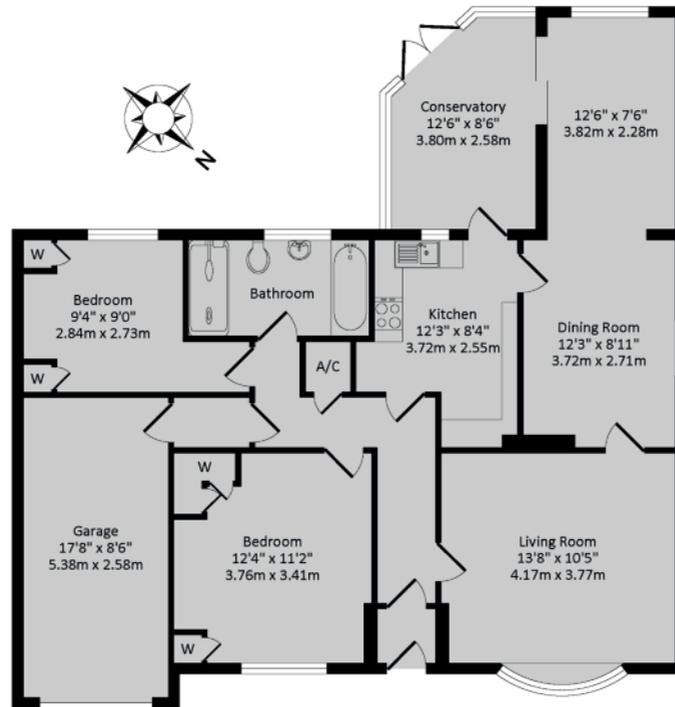
**Services:** All  
**Council Tax Banding:** D  
**Authority:** Cherwell District Council

**Directions:** From Banbury Cross proceed south west on the A361 Chipping Norton Road. Upon leaving town take the right turn into Browning Road and follow this road around and Byron Road can be found on the left hand side.



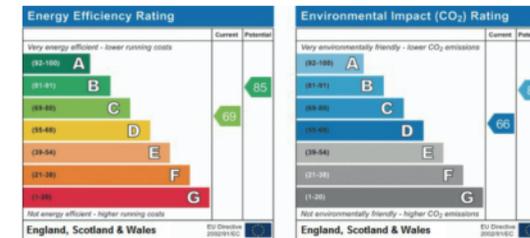


1179 sq.ft. (109.50 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1179 sq.ft. (109.50 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 herein are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



5/6a Horsefair, Banbury,  
 Oxon OX16 0AA

t: 01295 221100

e: post@stanbra-powell.co.uk

stanbra-powell.co.uk

