



82 Bourton Road, Banbury, Oxon OX16 2DL
£310,000

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





An extremely well presented three bedroom semi-detached stone property.

Entrance hallway | Cloakroom | Large L-shaped kitchen/dining/family room | Living room | Three bedrooms, en-suite to master bedroom | Family bathroom | Driveway | Pleasant rear garden | Gas central heating | Double glazing | 10 year NHBC warranty (starting from 31st January 2020)

Built by Bellway Homes, located on the new Cherry Fields development on the north side of Banbury is this extremely well presented three bedroom semi-detached stone property benefiting from large L-shaped kitchen/dining/family room, good size living room, three bedrooms with en-suite to master, larger than average rear garden and two parking spaces at the front of the property. The property benefits from NHBC guarantee for 10 years (from Jan 2020).

Ground Floor

Access via composite door to;

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

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

Living room: Full depth of the house. UPVC double glazed sash window to front aspect. UPVC double glazed windows and double doors opening onto rear garden. Two radiators.

Kitchen/dining/family room: A range of modern white base and eye level units. Laminate worktop. Built-in stainless steel sink unit. Space for washing machine. Space for dishwasher/dryer. Four ring gas hob with extractor hood above. Built-in oven. Built-in fridge/freezer. Cupboard housing Ideal boiler. UPVC double glazed sash window to front aspect and to side aspect. Amtico flooring. Radiator. Dining/family area has radiator. Under stairs storage cupboard.

First Floor

Landing: Access to loft. Good size airing cupboard. Radiator. Doors to all first floor accommodation.

Bedroom one: Double bedroom with UPVC double glazed sash window to front aspect. Good size over stairs cupboard. Radiator.

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

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

Bedroom three: Single bedroom with UPVC double glazed window overlooking rear garden. Radiator.

Family bathroom: Four piece white suite comprising of low level WC, wash handbasin, panelled bath and single shower cubicle with Bar shower over. Tile splashbacks. Amtico flooring. Radiator. Extractor fan.

Outside

Front: Pathway to front door. Shingle area either side. Laid to lawn area with flower and shrub border. Block paved driveway for two vehicles.

Rear garden: West facing. Large L-shaped paved patio area, with path leading to a good sized shed. Area laid to lawn and shingle with flower and shrub borders. The garden is enclosed by timber panel fencing and brick wall. Gated side access leading to driveway. Outside power and water tap.

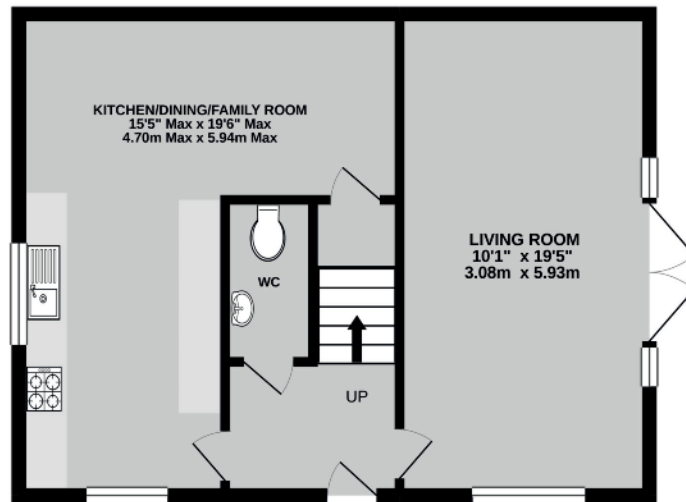
Services: All
Council Tax Banding: D
Authority: Cherwell District Council

Energy efficiency rating: 84|B

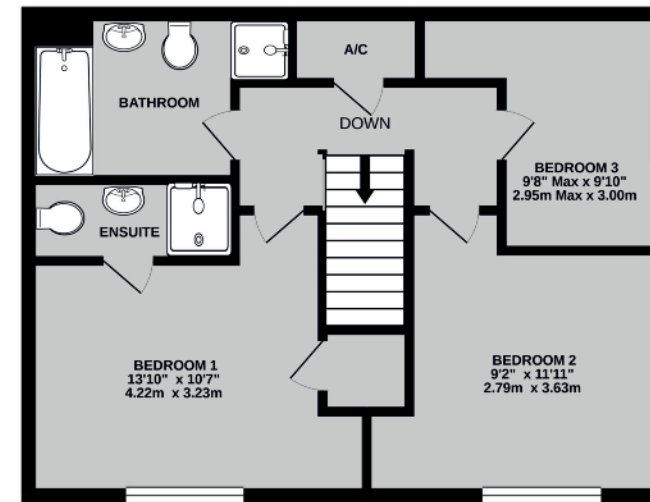




GROUND FLOOR
 497 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
 491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 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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