



29 Cotefield Drive, Bodicote, Banbury, Oxon OX15 4SW
£275,000

**Stanbra
Powell**

Estate Agents
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Property Lettings





Extremely well presented and spacious two bedroom village home.

Entrance hallway | Cloakroom | Kitchen | Living/dining room | Two double bedrooms | Bathroom | Generous garden | Driveway | Gas central heating | Double glazing | Quiet location

Built by Cala Homes in 2018 this two double bedroom semi detached home benefits from driveway for approximately two to three vehicles, two good size bedrooms, dual aspect living/dining room, modern kitchen and bathroom and larger than average rear garden.

Ground Floor

Double glazed door.

Entrance hall: Tiled flooring. Radiator. UPVC double glazed window to front aspect. Stairs rising to first floor.

Cloakroom: Two piece white suite comprising of low level WC and wash handbasin. Tiled flooring. Radiator. UPVC double glazed obscured window to front aspect.

Kitchen: Range of modern base and eye level units. Laminate worktop. Built-in stainless steel sink with Swan neck tap. Space for washing machine and fridge/freezer. Cupboard housing boiler plus built-in dishwasher. Electric oven and four ring gas hob with extractor hood over. UPVC double glazed window overlooking rear garden. Radiator. Tiled flooring.

Living/dining room: Dual aspect room. UPVC double glazed windows to front. UPVC double glazed window and double doors opening onto rear. UPVC double glazed side window. Two radiators. Understairs storage cupboard. Ample space for living and dining.

First Floor

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

Bedroom one: Dual aspect double bedroom with UPVC double glazed windows to front and rear aspects. Radiator.

Bedroom two: Dual aspect double bedroom with UPVC double glazed windows to front and rear aspects. Radiator. Over stairs storage cupboard.

Bathroom: Three piece white suite comprising of low level WC, wash handbasin and panelled bath with Bar shower over plus separate shower attachment. Tile splashbacks. Heated towel rail. Tiled flooring. UPVC double glazed obscured window to rear aspect.

Outside

Front: Block paved driveway for two/three vehicles. Gated access leading to the garden. Pathway leading to front door with shingle either side.

Rear garden: Paved patio area with pathway leading to further patio space. Storage shed. The rest of the garden is mostly laid to lawn with further small patio area. Raised flower bed enclosed by railway sleepers. Outside power point. Outside tap. Gated side access. The garden is enclosed by timber panel fencing.

Agents Note

The property has an NHBC Guarantee which has 10 years remaining from May 2018.

Bodicote

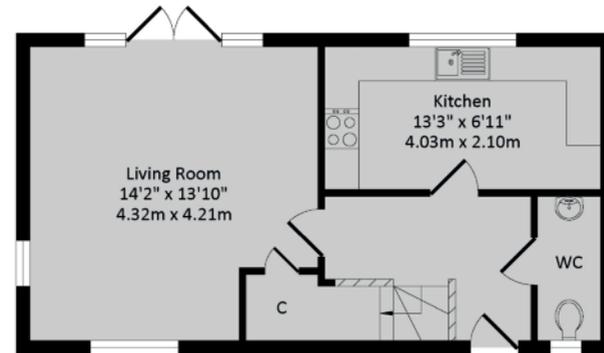
The village of Bodicote is located approximately 2 miles south of Banbury. The village has a primary school, parish church, post office and stores and public houses. There is a bus service to Banbury where further amenities can be found including Castle Quay shopping centre, railway station and Junction 11 M40.

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

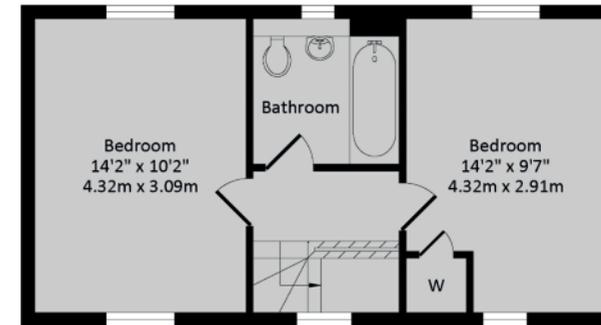




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		96
B	(81-91)	83	
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Ground Floor
388 sq.ft. (36.0 sq.m.) approx.



First Floor
388 sq.ft. (36.0 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 776 sq.ft. (72.0 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.

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Viewing: Through appointment with Stanbra Powell

