



16 Keats Road, Banbury, Oxon OX16 9QY
£310,000

Stanbra
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A well presented and maintained semi detached house located on this popular development on the western side of Banbury.

Entrance hall | Living/diner | Kitchen | Utility | Cloakroom
| Three first floor bedrooms | Shower room | Garage |
Driveway | Garden to front and rear | UPVC double glazing
| Gas central heating

Offered with no onward chain, a well proportioned three bedroom semi detached house located on the popular Poets Corner development and is within walking distance of many amenities including popular primary and secondary schools.

Ground Floor

Front door.

Entrance hall: Laminate flooring. Stairs rising off to first floor.
Door through to living/diner.

Living/Diner: Dual aspect room with window to front aspect. Sliding double glazed door giving access to rear. Fireplace with inset living flame gas fire. Door through to kitchen.

Kitchen: Stainless steel inset sink unit and drainer. Range of white fronted wall and base units. Wall mounted Ideal gas boiler for domestic hot water and central heating. Space for cooker. Space for fridge/freezer. Useful understairs storage. Door through to utility.

Utility: Range of wall units. Work surface and free space under. Plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer. Door to cloakroom.

Cloakroom: White suite comprising of wall mounted handbasin with inset vanity unit and low level WC. Heated towel rail. Extractor. Tiling to splashback areas. Door to garage.

First Floor

Landing: Access to loft. Window to side. Airing cupboard housing hot tank and immersion heater.

Bedroom one: Generous double bedroom to front aspect.

Bedroom two: Double bedroom to rear aspect. Fitted wardrobes.

Bedroom three: Single bedroom to front aspect.

Shower room: Fully tiled shower cubicle, handbasin with inset vanity unit and low level WC. Further tiling to splashback areas. Window to rear. Shaver socket and light.

Outside

Single garage: Brick construction with metal up and over door to front. Also access via utility room. Light and power connected.

Private rear garden: Fully enclosed rear garden. Predominately laid to lawn. Area laid to patio. Areas laid to shingle. Flowers, shrubs and bushes. Hardstanding for shed. Hardstanding for greenhouse. The garden measures approximately 35 ft in length.

Front: Low maintenance laid to shingle.

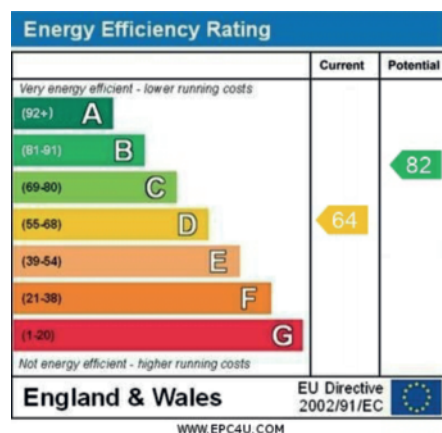
Driveway leading up to garage.

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

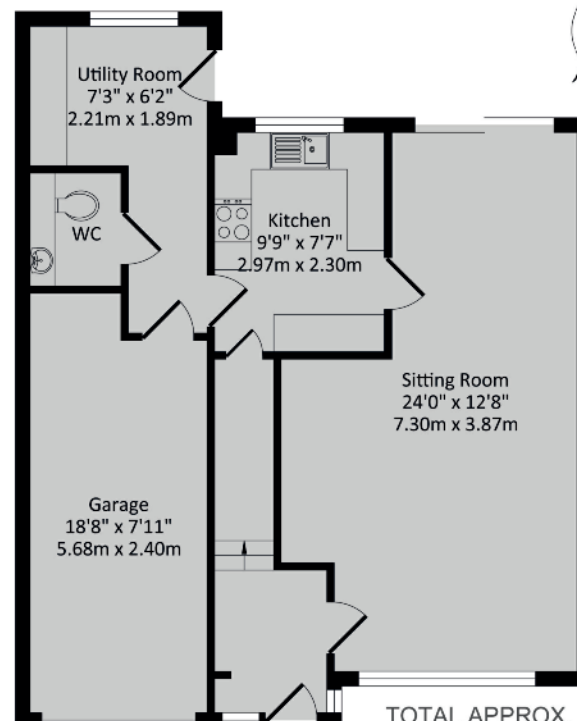
Directions: From Banbury Cross proceed south on the Oxford Road and take the second right turn into the Bloxham Road. Continue along this road and take the fourth right turn into Browning Road and Keats Road is the fourth left turning.



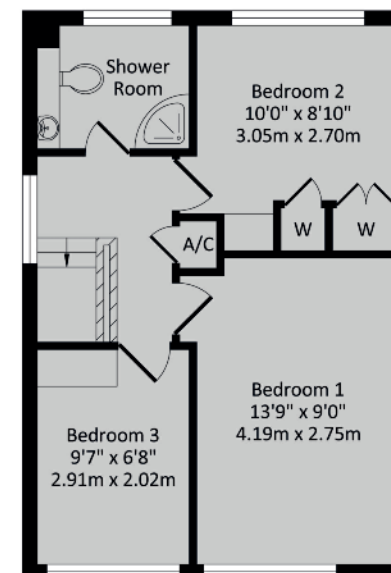




Ground Floor
 644 sq.ft. (59.80 sq.m.) approx.



First Floor
 385 sq.ft. (35.80 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1029 sq.ft. (95.60 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

