



18 Stroud Close, Banbury, Oxon OX16 3ZN  
£399,950

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





*A well presented double fronted detached house complemented by a south facing rear garden*

**Entrance hall | Cloakroom | Dual aspect living room | Dining room | Kitchen/breakfast room | Master bedroom with en-suite | Three further first floor bedrooms | Bathroom | Gas central heating | UPVC double glazing | South facing established rear garden | Garden to front | Garage | Driveway**

Enjoying a favoured cul-de-sac location within easy access of Junction 11 M40 and within walking distance of the town centre and railway station, a well presented four bedroom detached house. Offered with no onward chain.

### Ground Floor

**Canopy porch.**  
Front door.

Entrance hall with stairs rising off to first floor.

**Cloakroom:** white suite comprising of pedestal handbasin and low level WC. Extractor.  
From the hallway door through to living room.

**Living room:** Feature walk-in bay window to front aspect. Double glazed patio doors giving access to garden. Feature fireplace with inset living flame gas fire.

**Dining room:** Access via the hallway. Walk-in bay window to front aspect.

**Kitchen/breakfast room:** Inset sink unit and drainer. Comprehensive range of white fronted wall and base units. Ample work surfaces. Tiling to splashback areas. Free space and plumbing for washing machine. Space and plumbing for dishwasher. Space for tumble dryer. Integrated 4 ring gas hob with electric oven under, canopy extractor. Space for fridge/freezer. Cupboard housing gas boiler for domestic hot water and central heating. Window overlooking garden. Door giving access to garden.

### First Floor

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

**Master bedroom:** Double bedroom to front aspect with fitted wardrobes. Door to en-suite.

**En-suite:** White suite comprising of pedestal handbasin, low level WC and fully tiled double width shower cubicle. Tiling to splashback areas. Tiled flooring. Radiator. Extractor. Window to front.

**Bedroom two:** Double bedroom to rear aspect with fitted wardrobes.

**Bedroom three:** Double bedroom to front aspect.

**Bedroom four:** Double bedroom to rear aspect.

**Bathroom:** Coloured suite comprising of panelled bath with mixer tap shower, pedestal handbasin and low level WC. Tiling to splashback areas. Tiled flooring. Extractor.

### Outside

**Rear garden:** South facing. Enclosed by close board and fencing. Predominately laid to lawn. Well stocked with mature trees, shrubs, bushes. Raised decking area. The garden measures approximately 30 ft in length. Access front to back via pathway and wooden gate.

**Brick built garage** attached to the property with metal up and over door to front. Pitched roof. Light and power connected.

**Tarmac driveway** in front of the garage providing parking for two/three vehicles.

**Front garden:** Predominately laid to lawn with shrubs and bushes. Pathway to front door.

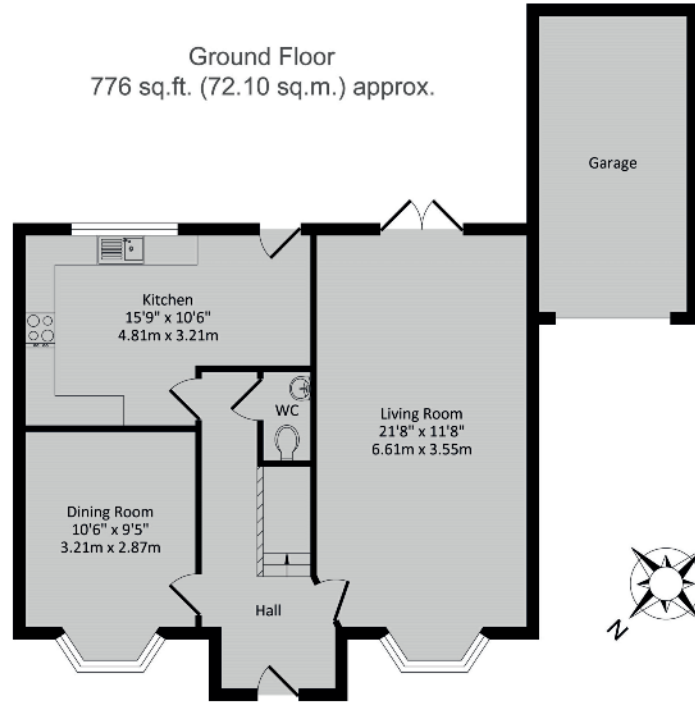
**Services:** All  
**Council Tax Banding:** E  
**Authority:** Cherwell District Council

**Directions:** From Banbury Cross proceed east through the High Street and into George Street; at the main set of traffic lights turn left into Lower Cherwell Street. At the next set of traffic lights turn right over the railway bridge, continue on this road until reaching Buffalo Bill's public house, at this mini roundabout take the left turn into the Daventry Road, follow this road down and at the end turn left into Manor Road and Stroud Close is the second turning on the right hand side.

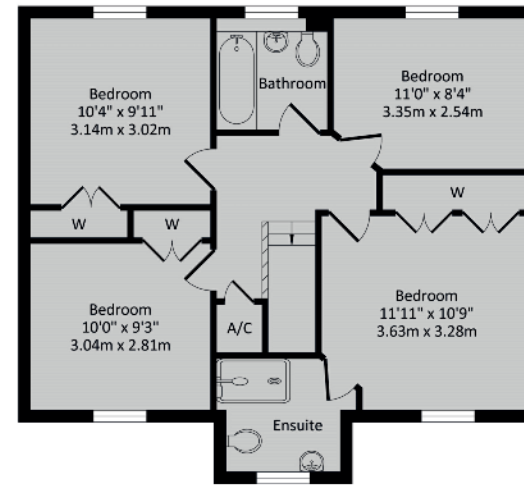




Ground Floor  
 776 sq.ft. (72.10 sq.m.) approx.



First Floor  
 623 sq.ft. (57.90 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1399 sq.ft. (130.0 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

**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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