



22 Blackwood Place, Bodicote, Banbury, Oxon OX15 4BE
£295,000

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





An extremely well presented semi detached bungalow complemented by a generous size private rear garden

Entrance porch | Living room | Kitchen | Three bedrooms | Bathroom | Gas central heating | UPVC double glazing | Private rear garden | Garden to front | Driveway | Garage

Providing well-proportioned accommodation throughout and offered with no onward chain, a three bedroom semi detached bungalow located in the heart of this sought after village approximately 2 miles south of Banbury.

Accommodation

Double glazed front door.

Entrance porch: Laminate flooring. Double glazed window to front aspect. Door through to living room.

Living room: Laminate flooring. Double glazed window to front aspect. Door through to kitchen.

Kitchen: Stainless steel inset sink unit and drainer. Comprehensive range of white fronted wall and base units. Ample work surfaces with complementary tiling to splashback areas. Integrated 4 ring gas hob with electric double oven and grill. Extractor. Free space and plumbing for washing machine and tumble dryer. Space for fridge/freezer. Laminate flooring. Double glazed window to front aspect.

From the living room door through to inner lobby. Door to master bedroom.

Master bedroom: Double bedroom to rear aspect. Laminate flooring. Patio doors giving access to garden.

Bedroom two: Double bedroom to rear aspect.

Bedroom three: Single bedroom with window to side aspect.

Bathroom: Contemporary white suite comprising of panelled bath with thermostatic shower unit over, pedestal handbasin and low level WC. All walls are fully tiled. Heated towel rail. Window to side. Laminate flooring.

Outside

Enclosed private rear garden predominately laid to lawn. Large patio area. Shrubs and bushes. Outside power points. The garden measures approximately 75 ft in length. Access to side via wooden gate.

Front: Open plan with area laid to lawn. Pathway to front door.

Tarmac driveway to the side providing off road parking for several vehicles leading up to single garage.

Single garage: Prefabricated construction. Metal up and over door to front. Door giving access to garden. Light connected.

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

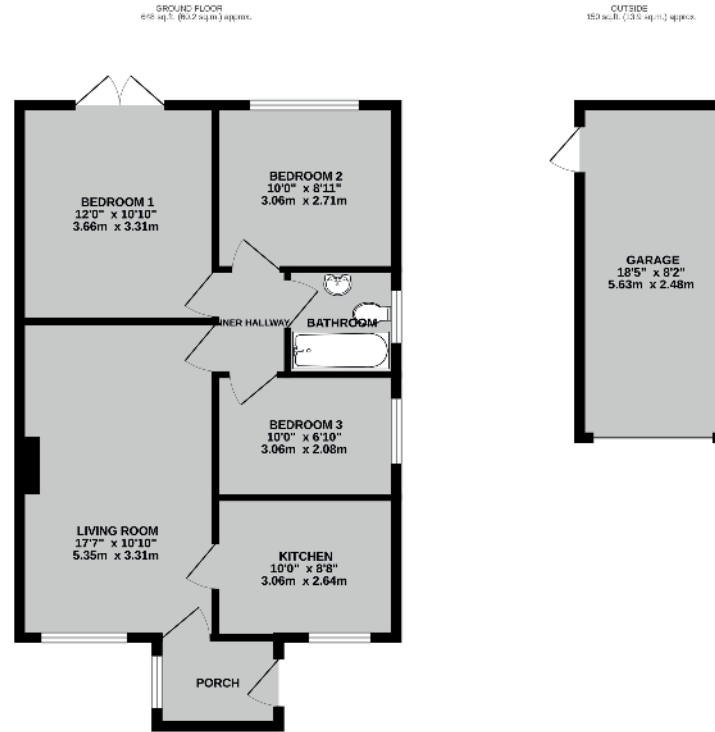
Directions: From Banbury Cross proceed south on the Oxford Road and continue through Bodicote, taking the last right turn into Weeping Cross and Blackwood Place is the first turning on the left.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(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			



TOTAL FLOOR AREA - 766 sq ft (714.2 sq m) approx.
 MEASUREMENTS ARE APPROXIMATE AND SHOULD BE TAKEN AS SUCH. THE AGENT'S ACCEPTANCE OF THESE MEASUREMENTS DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ACCURACY. THE AGENT'S ACCEPTANCE OF THESE MEASUREMENTS DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ACCURACY. THE AGENT'S ACCEPTANCE OF THESE MEASUREMENTS DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ACCURACY.

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

