



35 Crouch Hill Road, Banbury, Oxon OX16 9RG
£279,950

**Stanbra
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Property Lettings





Located in a very popular area of Banbury, we are offering this three bedroom extended end terraced property which is offered with no onward chain. The property is in need of modernisation but offers good accommodation in terms of two living areas, good size kitchen/breakfast room, two double bedrooms, potential for refurbished ground floor shower room or bathroom, enclosed private rear garden and large driveway parking for three/four vehicles.

Entrance hall | Kitchen/breakfast room | Extended living/dining room | Ground floor shower room | Three bedrooms | Family bathroom | Rear garden | Garden to front | Driveway parking for three/four vehicles

Ground Floor

Part obscured double glazed door leading to entrance hall.

Entrance hall: Stairs rising to first floor. Radiator. Understairs storage cupboard. Wall mounted consumer unit. Door leading through to living area.

Open archway to extended living area. Part glazed wooden double doors to kitchen. Double glazed wooden window to side aspect. This area could be used as a living/dining space.

Kitchen/breakfast room: Double glazed window to front aspect. Fitted with a range of base and wall mounted units with work surface over. Stainless steel sink unit with drainer and mixer taps over. Vinyl flooring. Tile splashbacks. White goods and Range cooker are included in the sale.

Extension which can be used as a dining or living room. Flat roof extension with double glazed doors leading to patio, double glazed windows either side. Radiator. Wooden door leading through to utility area rear entrance.

Utility room: Double glazed door to rear garden. Double glazed window to side aspect. Radiator. Space for fridge and tumble dryer. Door to ground floor shower room.

Shower room: Obscured double glazed window to front aspect. Single shower tray (currently not in use). Floor to ceiling tile splashbacks. Vinyl flooring. Low level WC. Wall mounted wash handbasin with tiled splashbacks.

First Floor

Landing: Double glazed window to side aspect. Access to loft. Airing cupboard housing boiler and hot water cylinder. Doors leading to bedrooms one, two, three and family bathroom.

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

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

Bedroom three: Well-proportioned single bedroom with double glazed window to rear aspect. Radiator.

Family bathroom: Obscured double glazed window to front aspect. White bath with wooden panelling. Floor to ceiling tiled splashbacks. Triton Tatz power shower over bath. Low level WC. Pedestal hand washbasin with tiled splashbacks. Wall mounted heated towel rail. Downlighters.

Outside

Rear garden: Being end terraced the garden benefits from a wider plot. Gated side access. The garden is enclosed by panel fencing. Hardstanding for shed to the side. Private rear garden which is wildlife friendly and well stocked with specimen shrubs and fruit trees. There are mature tree, hedge and shrub borders. Paved patio area covered by wooden pergola with grape vine. Paved patio pathway leading around to central pond. Further raised patio area to the rear of the garden.

Front: Large block paved driveway with parking for three/four vehicles. Small storm porch covering front door. The remainder of the front is laid to lawn with tree and hedge borders. Side gate access to rear of the property.

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

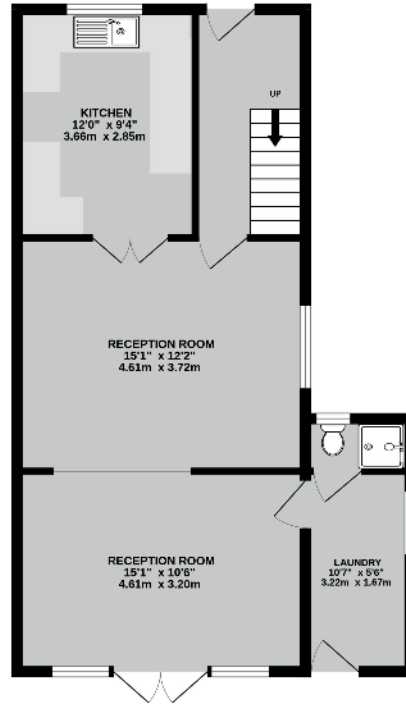
Directions: From Banbury Cross proceed west along West Bar and continue into the Broughton Road. Proceed over the roundabout and upon reaching the top of the Hill take the left turn into Crouch Hill Road.



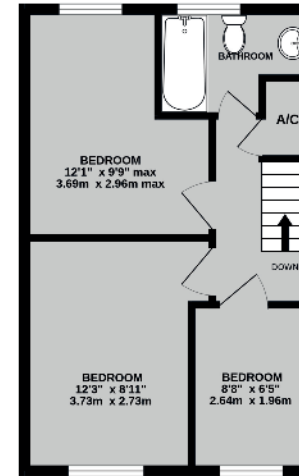




GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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: 965 sq.ft. (89.5 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other feature 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 is given as to their operability or efficiency can be given.
 Made with floorplan 03023

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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