



104 Oxford Road, Banbury, Oxon OX16 9AW
£475,000 Guide Price

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings

A non-estate bay window semi detached house complemented by large garden conveniently located for an array of amenities

Porch | Entrance hall | Living room with walk-in bay window | Kitchen | Family/dining room | Two first floor bedrooms | Study | Bathroom | Second floor bedroom and shower room | Mature and established 180 ft rear garden | Garage | Driveway parking

Providing generous size accommodation over three floors an impressive three bedroom 1930's semi detached house having character features such as Parquet flooring, stained glass windows, fireplaces and high ceilings. The property is conveniently located within walking distance of the town centre, railway station and further amenities including primary and secondary schools, shops and bus routes.

Ground Floor

Double glazed front door leads to **entrance porch**. Inner door with stained glass leaded light windows to **entrance hall**. Parquet flooring. Feature stained glass sash cord window to side aspect. Two useful store cupboards. Door through to living room.

Living room: Feature walk-in bay window with original window to front aspect. Feature fireplace with inset living flame gas fire. Door giving access to dining area.

From the hallway door through to kitchen.

Kitchen: Comprehensive range of oak fronted wall and base units. Bowl and a half inset sink unit and drainer. Space for Range cooker. Extractor. Tiled flooring. Integrated dishwasher. Integrated fridge and freezer. Integrated washing machine. Ample work surfaces. Tiling to splashback areas. Window to side aspect. Walkway through to dining/family room.

Dining/family room: Matching tiled flooring. Dining area has Parquet flooring. The tiled section of this room has underfloor heating. Double glazed windows overlooking garden. Casement doors giving access to garden.

First Floor

Landing: Further stained glass windows with leaded insets to side aspect. Door to master bedroom. Stairs rising to second floor. Understairs storage.

Master bedroom is a generous double bedroom to front aspect with walk-in bay window, original window to front.

Bedroom two is a double bedroom to rear aspect. Fitted wardrobes. Walk-in bay window to rear overlooking garden.

Study/office to front aspect. Sash cord windows. Stained glass leaded sash window to front.

Spacious bathroom: Panelled bath with mixer tap shower over, pedestal handbasin and low level WC. Tiling to splashback areas. Window to rear. Laminate flooring. Cupboard housing gas combination boiler for domestic hot water and central heating.

Second Floor

Landing. Door to bedroom three.

Bedroom three is a double bedroom with Velux window to side and rear. Further eaves storage. From the small landing door to shower room.

Shower room: White suite comprising of pedestal handbasin and low level WC, fully tiled shower cubicle. Velux window to rear aspect.

Outside

Rear garden: Mature and established measuring 180 ft. Predominately laid to lawn. Large patio area. Fencing to boundaries. The garden is stocked with shrubs, bushes and mature trees. Hardstanding for shed. Further patio to rear of the garden. Large timber workshop/shed. Access to Horton View playing fields via wooden gate to rear of the garden.

Brick built detached workshop (formerly garage) with personal door to front leading to workshop. Potential to reinstate back to a garage or potential annexe subject to necessary planning permissions. Current configuration is workshop/outbuilding. Light and power connected. Windows overlooking garden. Door to rear. To the rear of the workshop/outbuilding is also a shower room consisting of wall hung handbasin, low level WC and fully tiled shower cubicle.

Pathway/driveway to side leading to double gates lead to front of the property and to further parking. Pathway to front door.





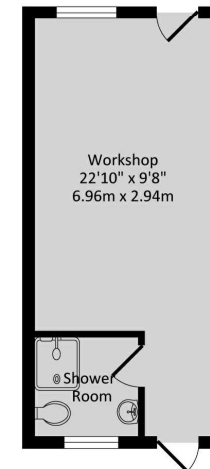
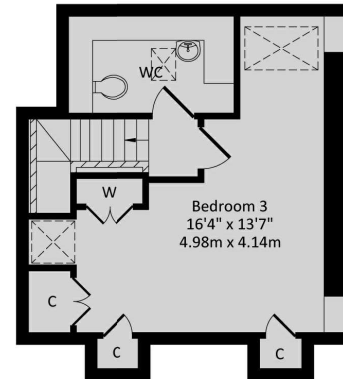
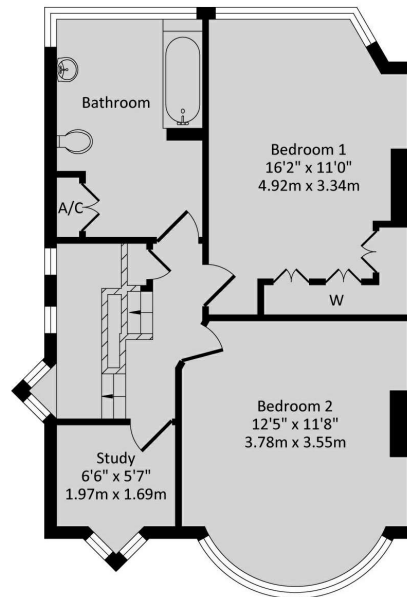
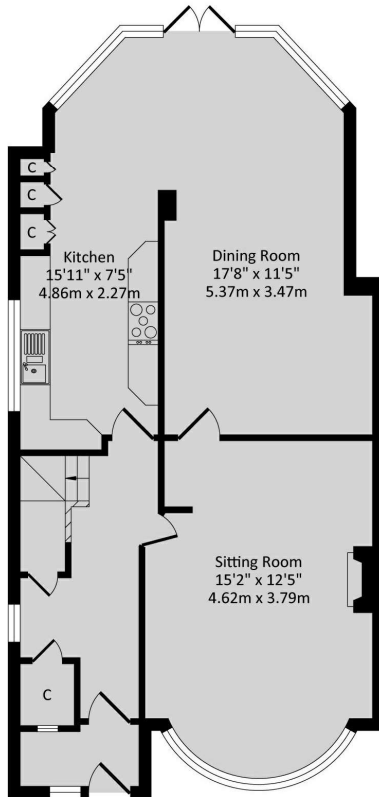
Ground Floor
715 sq.ft. (66.40 sq.m.) approx.

First Floor
554 sq.ft. (51.50 sq.m.) approx.

Second Floor
299 sq.ft. (27.80 sq.m.) approx. 221 sq.ft. (20.50 sq.m.) approx.

TOTAL APPROX. FLOOR AREA 1789 sq.ft. (166.20 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		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	60	69
EU Directive 2002/91/EC		
www.epcau.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.

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