



57 Horton Road, Middleton Cheney, Oxon OX17 2LJ
£315,000

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An extended three bedroom semi-detached home with loft conversion in the very popular village of Middleton Cheney. The property benefits from an extension to the front offering larger hallway, larger living room, kitchen/diner, conservatory, two double bedrooms and converted loft room, ample parking, garage and enclosed rear garden. Middleton Cheney has well respected primary and secondary schools together with further amenities including shops, post office, public houses and local eateries. The property is in need of modernisation.

Entrance porch | Hallway | Extended living room | Second hallway | Kitchen/dining room | Conservatory | Two double bedrooms | Bathroom | Office/Study | Loft room | Gas central heating | Double glazing | Abundance of parking | Garage | No onward chain

Ground Floor

Double glazed composite door into small extended entrance porch with door leading to extended living room and archway through to main hallway.

Extended living room with double glazed window to front aspect, small bay. Brick fireplace with brick mantle and brick and slab shelving for TV. Potential open fire. Radiator. Wall mounted lights.

Second hallway with stairs rising to first floor. Understairs storage cupboard. Radiator.

Kitchen/dining room: Double glazed window overlooking rear drive and garage. Sliding double glazed patio doors leading to conservatory. Kitchen fitted with a range of base and wall mounted units with work surface over. Tile splashbacks. One and a half stainless steel sink drainer with mixer taps over. Integrated oven hob and extractor. Space for white goods. Breakfast area with space for dining table. Radiator. Wooden fitted storage unit with display cabinets.

Conservatory part brick and UPVC double glazed construction. Double glazed door leading to rear garden. Double glazed windows overlooking side and rear aspect. Plastic roofing. Brick wall. Vinyl flooring.

First Floor

Landing: Double glazed window to side aspect. Airing cupboard housing hot water tank. Doors leading to bedroom one, two and family bathroom and third room which could be used as a study or loft space with door and stairs leading to loft room.

Bedroom one is a double bedroom with double glazed window overlooking rear garden. Radiator. Recess area potentially for wardrobes.

Bedroom two, a double bedroom with double glazed window to front aspect. Radiator.

Family bathroom: Obscured double glazed window to rear aspect. Fitted with a suite comprising of panelled bath with Triton electric shower unit over, shower screen, pedestal wash handbasin and low level WC. Heated towel rail. Fully tiled splashbacks. Vinyl flooring.

Formerly bedroom three, now could be used as a **home office**. Double glazed window to front aspect. Radiator. Door and stairs rising to loft room. Stairs rising with open balustrade to **loft room**. Two Velux double glazed windows to rear. Chimney breast running through the middle of this room, 6 eaves storage cupboards. Power and light.

Outside

Front: Block paved driveway with parking for three/four vehicles to the front and side of the property. The property is accessed over a public footpath, there is a potential additional parking space here. Remainder of the front is a raised brick wall with grass, bush and shrubs inset. To the side of the property is a low fence with gate leading to an additional parking area which is block paved and paved leading to brick built single garage. Feature brick arch with wrought iron gate leading to rear garden with some feature bricks.

Rear garden enclosed by hedge and panelled fencing. Wrought iron gate to garage and additional parking. Small paved patio, the remainder is laid to lawn. Access to garage via rear door. Storage shed to rear of the garden. Further shrub and hedge borders.

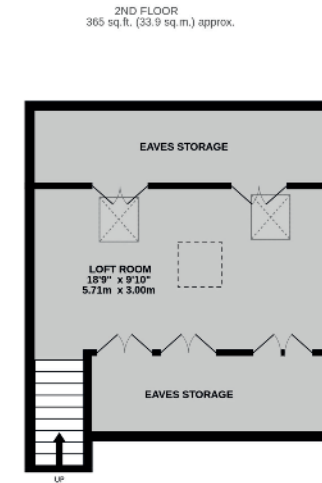
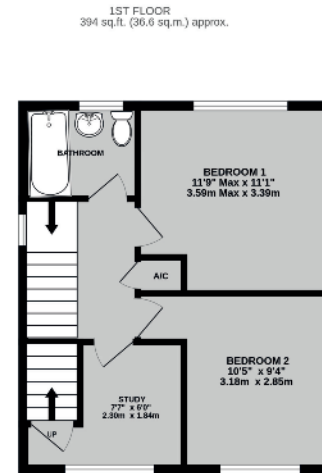
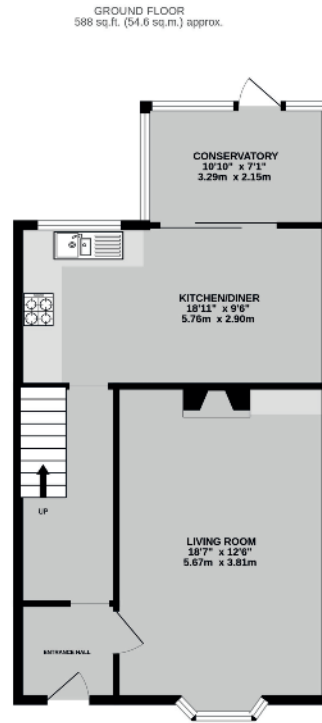
Garage is brick built with a flat roof, up and over door, door to rear and an additional window.

Services: All Council Tax Banding: C
Authority: South Northants Council





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		103
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(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: 1347 sq.ft. (125.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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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