



19 Larksfield Road, Banbury, Oxon OX16 9EG
£399,950

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





A three bedroom extended semi detached bungalow in popular location

Entrance porch | Entrance hallway | Living room | Kitchen | Dining room | Three bedrooms | Refitted bathroom | Garage | Pleasant rear garden | Driveway | No onward chain

Located on the popular Timm's development on the south side of Banbury is this impressive three bedroom semi detached bungalow benefiting from a large rear extension providing an excellent size living area and dining room, kitchen, three good size bedrooms, refitted bathroom, pleasant private rear garden, driveway and garage. The property is offered for sale with no onward chain.

Accommodation

UPVC double glazed door to porch. Two windows to front aspect. Tiled flooring. Through UPVC double glazed door to entrance hall.

Entrance hall: Doors to ground floor accommodation. Tiled floor. Radiator.

Living room: Excellent size with vaulted ceiling. Brick built surround with log burner. Sunken spotlights. Radiator. Windows and double doors leading to patio. Radiator.

Dining room: Mostly tiled floor. Radiator. Double doors opening into covered garden area. Door to garage.

Garage ideal for storage. Partly tiled floor. Plumbing and space for washing machine and dryer. Radiator. Wooden double doors to front. The garage is too narrow for a modern car however this area is excellent for storage.

Kitchen: Range of base and eye level units. Laminate worktop. Tiling to splashback areas. Built-in appliances include sink unit, oven, dishwasher, 4 ring gas hob with extractor hood above. Space for full height fridge/freezer. Tiled floor. Window to rear aspect. Radiator.

Bedroom one: Good size double bedroom with window to front aspect. Radiator. Wooden flooring.

Bedroom two: Good size double bedroom with window overlooking rear garden. Radiator. Wooden flooring. Loft hatch with pull down ladder.

Loft room which is plastered and carpeted. Eaves storage. Sunken spotlights. Velux window.

Bedroom three: Good size single bedroom. Wooden flooring. Radiator. Window to front aspect.

Bathroom: Recently refitted with four piece white suite comprising of low level WC, wash hand basin with built-in storage underneath, corner shower unit with electric shower over and free standing bath with central mixer tap shower attachment. Heated towel rail. Tiled flooring. Cupboard housing Worcester combi boiler (installed in 2022). Fully tiled walls.

Outside

Front: Gravel driveway providing parking for three/four vehicles. Pathway to front door. Outside light. Enclosed by low level brick wall and low level fencing.

Rear garden: Covered decked seating area. Large re-laid patio. The rest of the garden is mostly laid to lawn with pathway through the middle. The garden is enclosed by mostly timber panel fencing and offers a good degree of privacy with mature flowers, trees and bushes.

Agents Note

The roof was re-batten and re-insulated in approximately 2021.
The property benefits from UPVC double glazing.

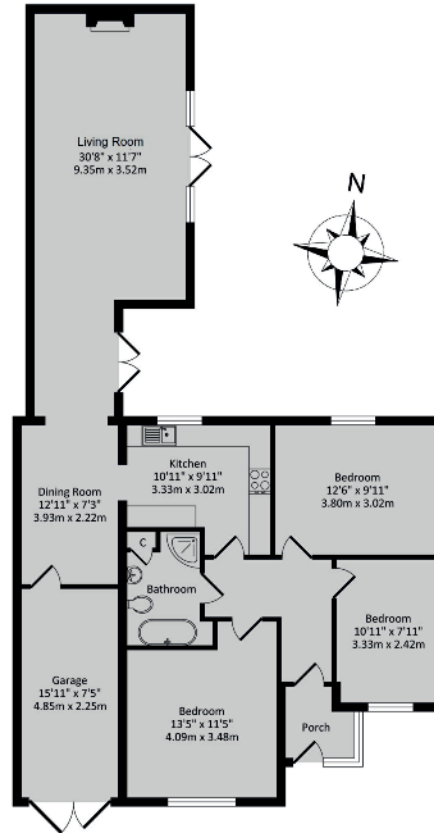
Services: All Council Tax Banding: C
Authority: Cherwell District Council

Directions: From Banbury cross proceed south on the Oxford Road and passing by the Horton Hospital take the 3rd turn right into Grange Road, 1st left into Timms Road, 1st right into Elmscote Road, 1st left into Larksfield Road.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		62	75
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



TOTAL APPROX. FLOOR AREA 1151 sq.ft. (106.90 sq.m.) approx.

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 active purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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