



34 Church View, Banbury, Oxon OX16 9NB
£375,000

**Stanbra
Powell**

Estate Agents
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Property Lettings





A detached three bedroom bungalow occupying a corner plot.

**Entrance hallway | Living room | Kitchen/dining room |
Three bedrooms | Shower room | Utility | Larger than
average garage/workshop | Pleasant rear garden | Driveway
| No onward chain**

Located on this popular road close to the centre of Banbury, is this three bedroom detached bungalow. The property benefits from a large corner plot position with ample parking to the front and a good size rear garden, a large living area, kitchen/dining room, three well-proportioned bedrooms, shower room, a larger than average garage/workshop, and is offered with no onward chain. The property would benefit from updating throughout.

Accommodation

Covered porch. Terracotta tile floor.

UPVC double glazed door to **entrance hallway**. Doors to all accommodation. Access to loft. Radiator.

Living room: Generous size room with UPVC double glazed bay window to front aspect overlooking front garden and green area. Two radiators. Open fire with tile surround.

Kitchen/dining room: Comprising of a range of base and eye level units. Laminate worktop. Two UPVC double glazed windows overlooking garden. Cupboard housing hot water tank. Tiling to splashback areas. Radiator. Floor standing Glow worm boiler. Door to utility room.

Utility room: Double glazed double opening doors to garden. Door to workshop/garage.

Workshop/garage: Metal up and over door. Double glazed window and door opening onto front aspect. Power and light connected.

Bedroom one: Good size double bedroom with double glazed window overlooking rear garden. Radiator.

Bedroom two: Double bedroom with double glazed window overlooking front garden. Radiator.

Bedroom three: Good size single bedroom with double glazed window overlooking front garden.

Shower room: Four piece white suite comprising of low level WC, wash handbasin and wet room shower with electric shower over and bidet. Tiling to splashback areas. Non-slip flooring. Radiator. Obscured double glazed window to rear aspect.

Outside

Front: Block paved driveway for approximately two vehicles. Pathway leading to front door, flanked by shingle with mature flower and shrub borders enclosed by mostly low level brick wall and some fencing. The parking potential could be increased substantially by altering the front garden.

Rear garden: West facing aspect. Large patio area, the rest of the garden is mostly laid to lawn flanked by deep flower and shrub borders, enclosed by mostly timber panel fencing. The garden offers a good amount of privacy. Outside tap.

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

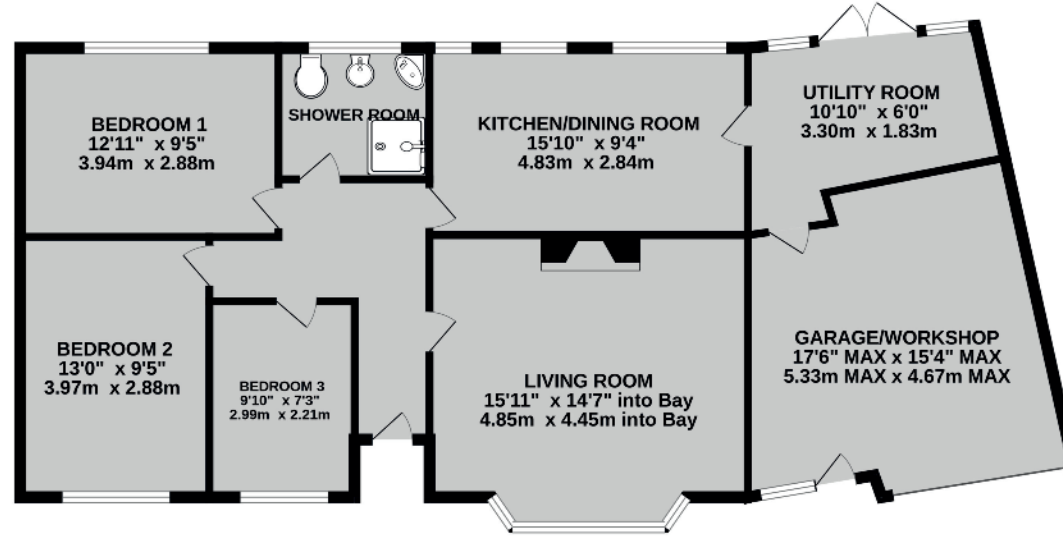
Directions: From Banbury Cross proceed south on the Oxford Road and take the second right turn into the Bloxham Road. Continue on this road taking the first right turn into Queensway and second left turn into Church View.







GROUND FLOOR
 1126 sq.ft. (104.6 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	62	
(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 : 1126 sq.ft. (104.6 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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