



13 Bullers Street, Banbury, Oxon OX16 1GE  
£365,000

**Stanbra  
Powell**

Estate Agents  
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Property Lettings







*An impressive and substantial three double bedroom, modern end terraced family home backing onto woodland. Built by Davidsons in 2018 this is a well presented, modern three double bedroom family home on a private road to the north of Banbury. The property benefits from kitchen/dining room, generous living area with bay window, well-proportioned double bedrooms, covered driveway, parking for two vehicles, single garage and larger than average landscaped rear garden backing onto woodland. Viewing is highly recommended.*

**Entrance hall | Living room | Kitchen/dining room | Cloakroom | Three double bedrooms, en-suite to master | Family bathroom | Landscaped rear garden | Driveway for two vehicles | Garage**

### Ground Floor

Door to **entrance hall**. Laminate wood flooring. Radiator. Stairs rising to first floor. Door to living room.

**Living room:** Spacious room with double glazed bay fronted window to the front of the property. Laminate wood flooring. Two radiators. Understairs storage cupboard. Door leading to inner lobby.

Amtico flooring running through inner lobby and into kitchen/dining room.

Inner lobby with downstairs WC.

**Cloakroom:** Two piece white suite comprising of pedestal wash handbasin with tiled splashbacks and low level WC. Radiator. Extractor. Area for hanging coats. Door from inner lobby to kitchen/dining room.

**Open plan kitchen/dining room:** Good size room with double glazed doors leading to patio. Kitchen fitted with a range of modern base and eye level units with work surface over. Modern brick style splashbacks. Stainless steel sink drainer unit with mixer taps over. Various built-in appliances including AEG oven, Electrolux four ring gas hob, extractor hood, Zanussi dishwasher and AEG microwave. Space for white goods. Space for upright fridge/freezer. Extractor. Cupboard housing combi boiler. Dining area with space for 4/6 seater dining table. Radiator.

### First Floor

**Landing:** Double glazed window overlooking rear garden. Radiator. Deep airing cupboard with radiator offering ample storage. Doors leading to master bedroom, bedroom two, bedroom three and family bathroom.

**Master bedroom:** Double glazed window overlooking rear garden and woodland. Well-proportioned double bedroom with recess for wardrobes or storage. Radiator.

**En-suite:** Large obscured double glazed window to front aspect. Double shower cubicle with sliding glass shower screen and dual headed shower with rainforest head. Fully tiled splashbacks. Pedestal wash handbasin. Low level WC. Heated towel rail. Extractor. Amtico flooring.

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

**Bedroom three:** Double bedroom with double glazed window overlooking rear garden and woodland. Radiator. Built-in wardrobes.

**Family bathroom:** Large obscured double glazed window to front aspect. White suite comprising of panelled bath with glass shower screen and mixer shower over. Fully tiled splashbacks. Pedestal wash handbasin with tiled splashbacks. Low level WC. Extractor. Amtico flooring. Radiator.

### Outside

**Front:** Paved pathway leading to front door. Small area with plant and shrub borders. Tarmac driveway under archway with parking for two vehicles. Wooden double gates leading to single garage. Gated rear access.

**Rear:** Landscaped rear garden enclosed by panel fencing. Backs onto woodland. Large stocked flower borders with artificial grass running through the centre. Two patio seating areas. Recess behind garage for greenhouse or shed. Gated side access leading to driveway and garage. Outside hot and cold tap. Outside lights.

**Garage** with pitched roof, up and over door, power and light.

**Services:** All  
**Authority:** Cherwell District Council

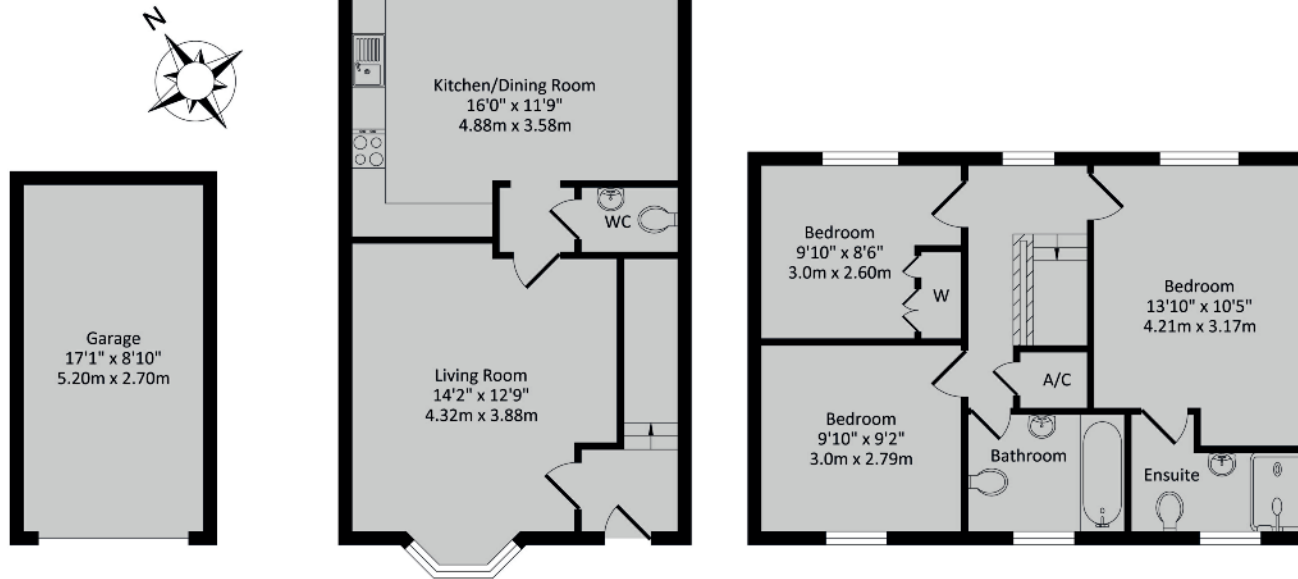






Garage 151 sq.ft. (14.0 sq.m.) approx. Ground Floor 427 sq.ft. (39.70 sq.m.) approx. First Floor 482 sq.ft. (44.80 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	83	95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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 APPROX. FLOOR AREA 1060 sq.ft. (98.50 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.

**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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