



26 Elmscote Road, Banbury, Oxon OX16 9EQ
£339,950

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





A two bedroom detached bungalow located in popular location

**Entrance hallway | Extended living/dining room | Kitchen |
Two bedrooms | Shower room | Excellent size rear garden
| Driveway**

Located in this excellent location on the south side of town is this detached two bedroom bungalow. The property is in generally good order throughout and benefits from a generous size landscaped rear garden, kitchen, shower room, driveway for four vehicles, extended living area and offers great potential for further extension (subject to necessary planning permissions).

Accommodation

Entrance via UPVC double glazed door to entrance hall.

Entrance hallway: Laminate wood flooring. UPVC double glazed window to side aspect. Cupboard housing fuse box. Radiator.

Bedroom one: Excellent size double bedroom with built-in wardrobe. UPVC double glazed window to front and side aspect. Radiator.

Kitchen: Range of base and eye level units with laminate worktop. Built-in appliances include oven with 4 ring hob, extractor over and stainless steel sink unit. Space for under counter fridge. Real wood flooring. Tiling to splashback areas. Radiator. UPVC double glazed window to side aspect. Door to rear hallway. UPVC double glazed door leading to garden area. Cupboard housing boiler installed in 2021. Doors to further accommodation.

Bedroom two: Single bedroom with UPVC double glazed window overlooking rear garden. Radiator. Laminate wood flooring.

Shower room: Three piece white suite comprising of low level WC, wash handbasin and corner shower with electric shower over. UPVC double glazed obscured window to side aspect. Tiling to splashback areas. Radiator. Laminate wood flooring.

Good size living room. Two radiators. Laminate wood flooring leading to extension with UPVC double glazed bi-fold doors opening onto patio.

Outside

Rear garden: Generous size with a west facing aspect. Mostly laid to lawn with raised flower beds. Pond area. Small patio area. Gated rear access leading to Salt Lane. Two hardstandings for sheds. Both sides of the property are covered areas with gated access leading to frontage. The garden is enclosed by mostly timber panel fencing and hedging.

Front: Tarmac driveway for approximately three/four vehicles. Gated side access on both sides of the property.

Agents Note

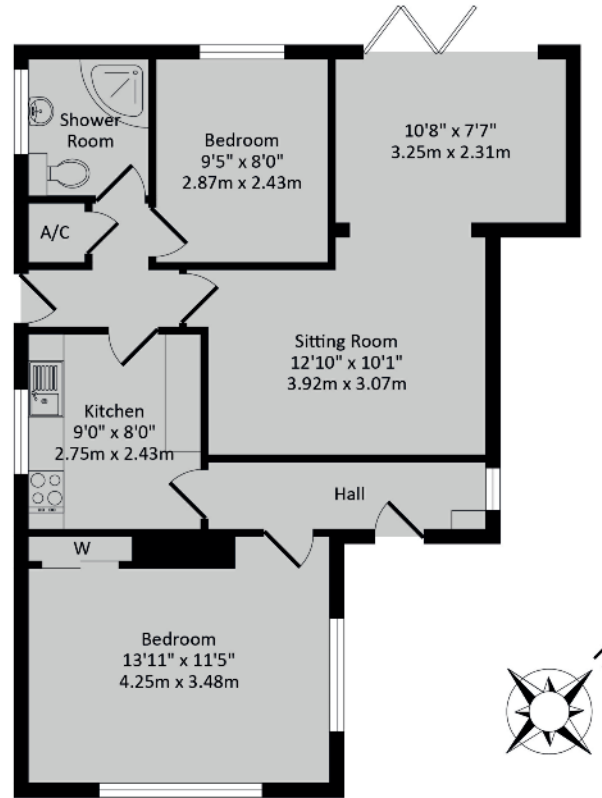
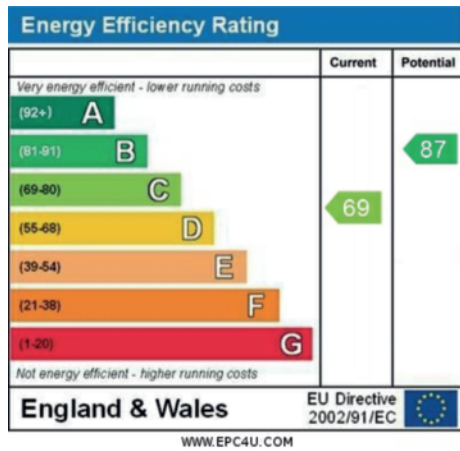
Extension was completed October 2016.
Gas boiler fitted August 2021.
There is loft insulation fitted.
The property benefits from cavity wall insulation.

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

Directions: From Banbury Cross proceed south on the Oxford Road, taking the right turn into Grange Road, first left into Timms Road and first right into Elmscote Road.







TOTAL APPROX. FLOOR AREA 652 sq.ft. (60.60 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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