



18 Havill Crescent, Bloxham, Banbury, Oxon OX15 4TU
£370,000

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings





A well presented semi-detached house enjoying larger than average plot, offered with no onward chain

Entrance hall | Cloakroom | Dual aspect living room | Kitchen | Separate dining room | Master bedroom with en-suite, two further first floor bedrooms | Bathroom | Gardens to front and rear | Garage | Driveway

Built approximately four years ago, a modern three bedroom semi-detached house located on the edge of this sought after village providing well-proportioned accommodation throughout.

Ground Floor

Canopy porch.
Front door.

Entrance hall: Stairs rising to first floor.

Cloakroom: Pedestal handbasin and low level WC. Tiling to splashback areas.

Dual aspect living room with window to front aspect, double glazed casement doors giving access to garden.

Separate dining room to front aspect with feature walk-in bay window.

From the hallway door through to kitchen.

Kitchen: Comprehensive range of contemporary wall and base units. Cupboard housing Potterton gas boiler for domestic hot water and central heating. Built-in 4 ring gas hob with stainless steel double oven and grill, stainless steel canopy extractor. Integrated fridge and freezer. Integrated dishwasher and washing machine. Understairs storage cupboard. Door giving access to garden.

First Floor

Landing: Access to partially boarded loft with light and ladder. Double glazed window to rear.

Master bedroom to front aspect with en-suite.

En-suite: Fully tiled double width shower cubicle with thermostatic shower unit, further tiling to splashback areas, wall hung handbasin and low level WC. Heated towel rail. Tiled flooring.

Bedroom two, a generous double bedroom to front aspect with fitted wardrobe.

Bedroom three, single bedroom to front aspect.

Bathroom: Contemporary white suite comprising of panelled bath with thermostatic shower unit over, wall hung handbasin and low level WC. Tiled flooring. Further tiling to splashback areas. Window to rear.

Agents Note

Amfco flooring throughout the ground floor with exception of the dining room.

All windows are double glazed.

Gas central heating.

Outside

Rear garden: Enclosed by close board and fencing. Laid to lawn. Patio area. Access to side via gate. Outside tap.

Front: Laid to lawn with hedgerow to boundaries. Pathway to front door. Outside light.

Driveway to side leading to **single garage** of brick construction with pitched roof, further storage, light and power connected.

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

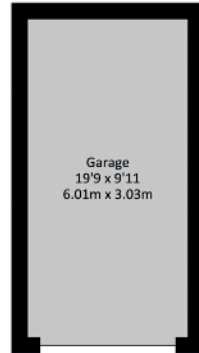






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	95
(81-91)	B	85
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
WWW.EPC4U.COM		

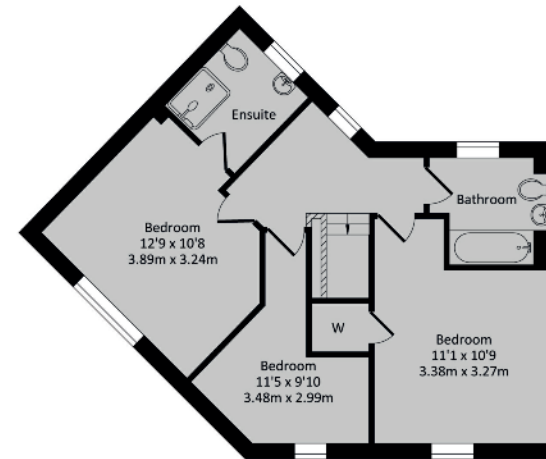
Garage
 Approx. Floor Area 196 Sq.Ft.
 (18.20 Sq.M.)



Ground Floor
 Approx. Floor Area 536 Sq.Ft.
 (49.80 Sq.M.)



First Floor
 Approx. Floor Area 524 Sq.Ft.
 (48.70 Sq.M.)



Total Approx. Floor Area 116.70 Sq.Ft. (1256 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance 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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