



5 Speedwell Road, Bodicote, Banbury, Oxon OX14 4TN
£325,000

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





A deceptively spacious semi-detached house located on this popular development, complemented by a private rear garden.

Entrance hall | Cloakroom | Open-plan kitchen/living/diner | Master bedroom with en-suite | Two further generous size first floor bedrooms | Bathroom | Private rear garden | Garden to front | Garage | Parking bay | No onward chain | Gas central heating

Offered in excellent decorative order throughout, a three bedroom semi-detached house with garage and parking. The property is offered with no onward chain and is within walking distance of popular primary school, Longford country park and further amenities.

Ground Floor

Canopy porch.
Front door.

Entrance hall: Tiled flooring. Stairs rising off to first floor. Panelling to Dado rail.

Cloakroom: White suite comprising of pedestal hand basin and low level WC. Panelling to Dado rail. Tiling to splashback areas. Matching tiled floor.

Open plan kitchen/living/dining room: Kitchen area comprising stainless steel inset sink unit and drainer, comprehensive range of contemporary white fronted wall and base units with ample work surfaces. Gas hob and extractor. Stainless steel electric oven. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. Tiled flooring. Gas boiler for domestic hot water and central heating. Window to front aspect. Living/diner has useful understairs storage cupboard. Double glazed casement doors giving access to garden. Air conditioning unit.

First Floor

Landing.

Bedroom one: Generous double bedroom with fitted wardrobes. Window to front aspect. Door to en-suite.
En-suite: Double width shower cubicle, low level WC and pedestal wash basin. All walls are fully tiled. Extractor. Tiled flooring. Window to front.

Bedroom two: Double bedroom to rear aspect.

Bedroom three: Generous single bedroom to rear aspect.

Bathroom: Contemporary white suite comprising of panelled bath with thermostatic shower, pedestal handbasin and low level WC. All walls are fully tiled. Window to side aspect. Shaver socket. Extractor. Tiled flooring.

Outside

Rear garden: Enclosed by brick walling and fencing giving a good degree of privacy. Larger than average garden measuring approximately 30 ft sq. Predominately laid to lawn. Areas laid to shingle. Patio area. Outside tap. Further area to side laid to shingle. Pathway leading to front via wooden gate.

Front: Low maintenance laid to slate. Small hedgerow. Pathway to front door, Outside light.

Nearby garage of brick construction with metal up and over door. Pitched roof for further storage.

Parking bay to side of the garage.

Services: All Council Tax Banding: D
Authority: Cherwell District Council
Directions: Upon leaving Banbury on the Oxford Road and entering Bodicote take the second left turn into the Longford Park development, signposted as Longford Park Road, Speedwell Road is a cul-de-sac off of Longford Park Road.







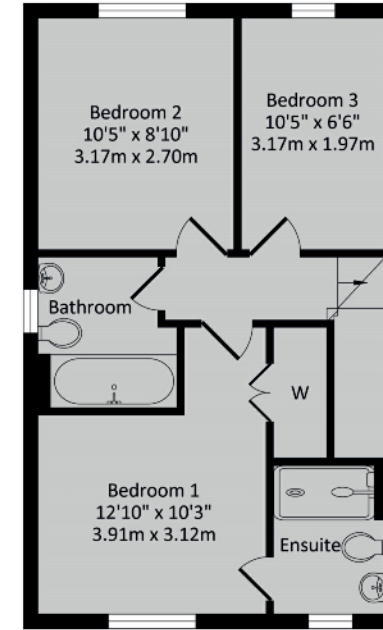
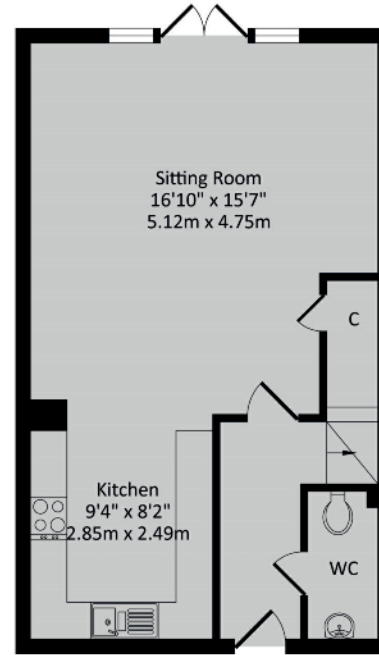
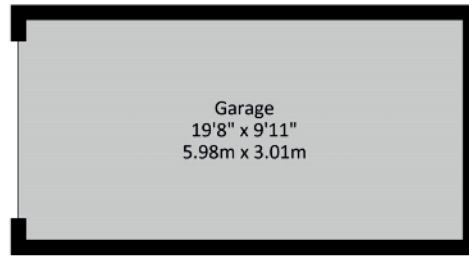
Garage
 194 sq.ft. (18.0 sq.m.) approx.

Ground Floor
 417 sq.ft. (38.7 sq.m.) approx.

First Floor
 417 sq.ft. (38.7 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		95
(81-91)	B	83	
(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.epcau.com			



TOTAL APPROX. FLOOR AREA 1028 sq.ft. (95.40 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.

5/6a Horsefair, Banbury,
 Oxon OX16 0AA
 t: 01295 221100
 e: post@stanbra-powell.co.uk

Viewing: Through appointment with Stanbra Powell



stanbra-powell.co.uk

