



Dunromin, Twyford Gardens, Twyford, Oxon OX17 3HT
£530,000

**Stanbra
Powell**

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Property Lettings





A non-estate individual property providing 1400 sq ft accommodation complemented by a generous size rear garden and substantial workshop (formerly tandem garage).

Spacious entrance hall | Living/diner | Further sitting room/garden room | Kitchen | Cloakroom | Three double bedrooms, bedroom two with shower room | Bathroom | Substantial workshop | Large garden | Ample off road parking | Double glazing | Gas central heating

Offered in excellent decorative order throughout, a spacious three bedroom detached house located in this sought after area on the south side of Banbury close to many amenities including popular primary school.

Ground Floor

Front door.

Spacious entrance hall with stairs rising off to first floor. Useful understairs storage cupboard. Door to cloakroom.

Cloakroom: Low level WC and wall mounted handbasin. Tiling to splashback areas.

From the hallway door through to living room.

Living room with feature box bay window to front aspect. Stone fireplace with open hearth. Walkway through to separate dining room. Door to kitchen. Double doors giving access to further sitting room/garden room. Windows overlooking garden. Double glazed casement doors giving access to garden.

Kitchen: Also access from the hallway. Comprehensive range of contemporary wall and base units. Stainless steel sink unit and drainer. Free space and plumbing for washing machine. Space for fridge/freezer. Space for cooker. Tiling to splashback areas. Tiled floor. Window overlooking garden. Door giving access to garden.

First Floor

Landing: Window to side aspect. Airing cupboard housing hot tank and immersion heater. Access to vast loft via pull down ladder, insulated boarded loft with potential to convert subject to necessary planning permissions. The boiler is housed in the loft, a Worcester boiler which is approximately 7 years old.

Inner landing with double doors giving access to shower room.

Shower room: Double width shower cubicle. Heated towel rail. Door giving access to bedroom two.

Bedroom two, a double bedroom overlooking garden. Comprehensive range of fitted wardrobes.

Bedroom one, a generous double bedroom to front aspect with fitted wardrobes.

Bedroom three, a double bedroom to front aspect with fitted wardrobes.

Bathroom: Modern white suite comprising of panelled bath, pedestal handbasin and low level WC. All walls are fully tiled. Extractor fan.

Outside

Rear garden: Enclosed by hedgerow and fencing giving a good degree of privacy, predominately laid to lawn. Patio area. Area laid to plum slate. The garden measures approximately 140 ft in length. Trees and hedgerows. Two garden sheds. Outside power points. Outside lights. Access front to back via double gates. Outside tap.

Front: Concrete driveway providing off road parking for several vehicles. Areas laid to shingle. Double gates leading to further driveway which leads to brick built workshop.

Substantial workshop (formerly garage). Double glazed double doors to front. Light and power connected. Pitched roof for further storage. Windows overlooking garden. Door giving access to garden. There is a water supply connected together with light and power.

Agents Note

Solar roof panels (28) which generate approximately £700.00 per annum plus the reduction of the electricity bills.

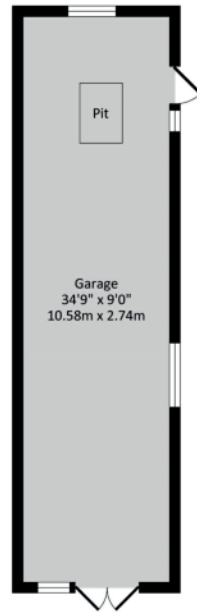
Services: All Council Tax Banding: E
Authority: Cherwell District Council

Directions: From Banbury Cross proceed south along South Bar and onto the Oxford Road. Continue on this road, leaving Banbury, for approximately two and a half miles, the property can be found on the left.

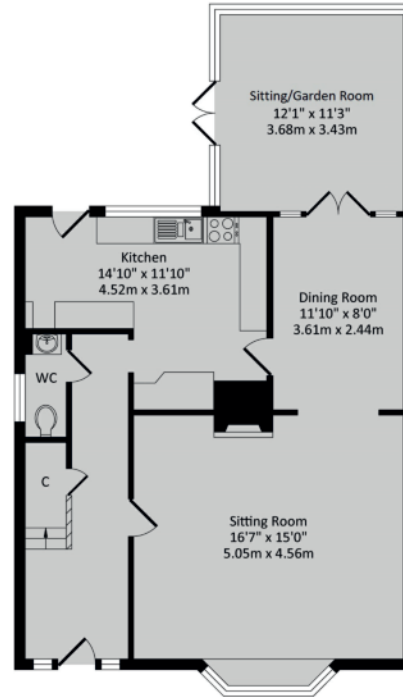




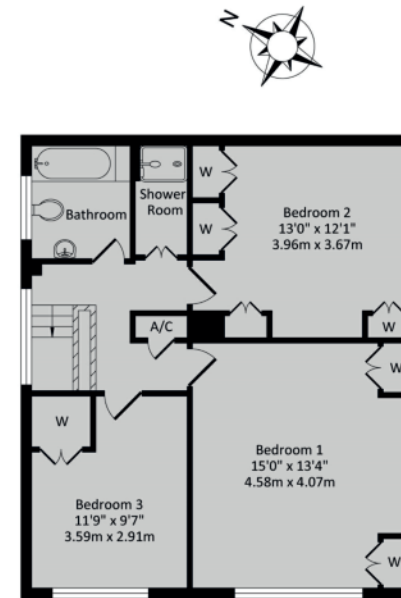
Garage
312 sq.ft. (29.0 sq.m.) approx.



Ground Floor
770 sq.ft. (71.5 sq.m.) approx.



First Floor
631 sq.ft. (58.6 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	78
(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 1713 sq.ft. (159.10 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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