



10 Dover Avenue, Banbury, Oxon OX16 0JL
£240,000

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





Presented in very good order throughout is this spacious two bedroom semi detached house offering very well-proportioned living accommodation and also bedrooms with refitted bathroom. The property has an enclosed well-proportioned rear garden and large frontage with parking for two vehicles. Ideally located close to bus routes to Banbury town centre, railway station and close to local amenities. The property is offered with a complete onward chain.

Entrance hall | Living room | Kitchen/dining room | Two double bedrooms | Refitted bathroom | Rear garden | Driveway | Double glazing | Gas central heating

Ground Floor

Composite double glazed door leading to entrance hall.

Entrance hall: Double glazed window to side aspect. Polished wood stairs rising to first floor. Laminate wood flooring running through the hallway into living room.

Spacious living room: Double glazed window to front aspect.

Door leading to kitchen/dining room.

Kitchen/dining room: Double glazed sliding patio doors leading to patio and rear garden. Double glazed window overlooking rear garden. Predominately fitted with a range of base and wall mounted units with work surface over. Tile splashbacks. Stainless steel sink drainer unit with mixer taps. Built-in oven, hob and extractor hood. Space for white goods. Storage space. Vinyl flooring. Area for dining or breakfast table. Understairs storage cupboard.

First Floor

Landing: Double glazed window to side aspect. Engineered wood flooring running through the landing and both bedrooms. Storage cupboard. Access to loft via ladder, loft is part boarded. The boiler is located in the loft.

Bedroom one: Large dual aspect double bedroom. Two double glazed windows to front aspect, one window to side. Recess which currently holds large wardrobe (not included). Overstairs storage cupboard.

Bedroom two: Spacious double bedroom with double glazed window overlooking rear garden.

Refitted bathroom: Obscured double glazed window to rear aspect. Fitted with a modern white suite comprising of deep panelled bath with mixer tap shower attachment over, glass shower screen and chrome rainfall shower over. Low level WC. Wash hand basin with mixer taps with vanity unit inset, storage below. Modern heated towel rail. Fully tiled modern splashbacks. Tiled flooring. Extractor. Downlights.

Outside

Rear garden: Enclosed by panel fencing with gated side access. Large paved patio with patio walkway, steps leading to further patio area. Remainder is laid to lawn. Hardstanding for shed. Flower and shrub borders.

Front: Large concrete driveway with parking for two vehicles. Partly enclosed by white picket fence. Shingle and shrub borders to side. Steps leading to further paved patio area with access to side of the property leading to rear, access to front door.

Services: All Council Tax Banding: B
Authority: Cherwell District Council
Directions: From Banbury Cross proceed west along West Bar, which leads into the Broughton Road. At the large roundabout take the third exit left into Woodgreen Avenue, first left into Bretch Hill. Continue along this road and Dover Avenue is a turning on the left hand side.



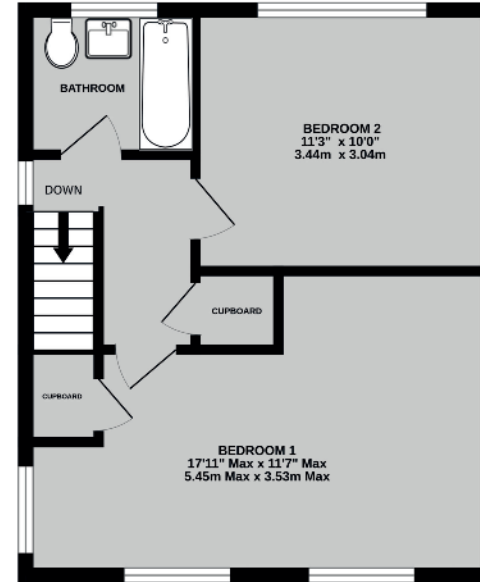
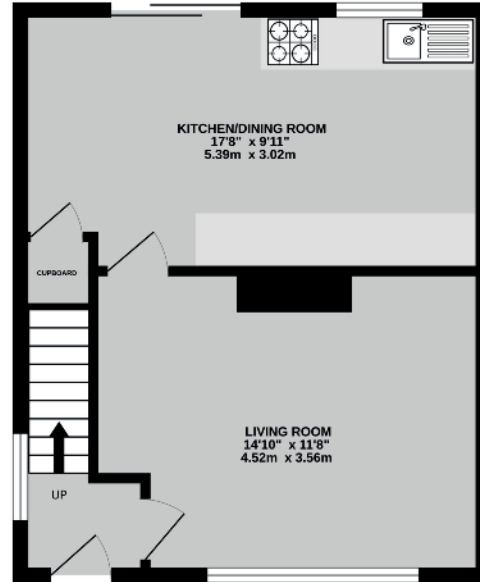




GROUND FLOOR
 373 sq.ft. (34.6 sq.m.) approx.

1ST FLOOR
 379 sq.ft. (35.2 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	74	
(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 FLOOR AREA : 751 sq.ft. (69.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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



stanbra-powell.co.uk

Viewing: Through appointment with Stanbra Powell

