



21 Mewburn Road, Banbury, Oxon OX16 9PQ
£375,000

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings

An impressive detached bungalow offered in excellent decorative order throughout complemented by a private south facing rear garden.

Entrance hall | Kitchen | Living/dining room | Three bedrooms | Shower room | Garage | Driveway | South facing rear garden | Garden to front | Double glazing | Gas central heating | Air conditioning

Located in this sought after area of Banbury within walking distance of the town centre, an immaculate three bedroom detached bungalow having been fully refurbished to a high specification by the present vendor.

Accommodation

Front door leads to spacious entrance hall.

Entrance hall: Amtico flooring. Access to loft which is boarded and has power, combination boiler is housed in the loft. Door through to living/diner.

Living/diner: Double glazed window to front aspect. Air conditioning unit. Recessed spotlights. Wall lights.

From the hallway walkway through to kitchen.

Kitchen: Bowl and a half inset sink unit and drainer. Comprehensive range of contemporary shaker style wall and base units. Ample work surfaces. Complementary tiling to splashback areas. Integrated fridge/freezer. Integrated AEG induction 4 ring hob. Double oven and grill. Integrated dishwasher. Useful cupboard. Feature stable style door to side aspect. Double glazed window to front aspect. Recessed spotlights. Amtico flooring.

Master bedroom: Double bedroom to rear aspect. Air conditioning unit. Window overlooking garden.

Bedroom two: Currently used as an office. Double bedroom. Laminate flooring. Sliding patio doors giving access to garden. Panelling to Dado rail. Air conditioning unit.

Bedroom three: Generous single bedroom overlooking garden.

Shower room: Fitted to a high specification. Double width walk-in shower cubicle with thermostat shower unit and rainfall shower head. Wall hung handbasin. Low level WC. All walls are fully tiled. Underfloor heating. Tiled floor. Heated towel rail. Recessed spotlights. Double glazed window to side aspect.

Outside

South facing rear garden: Enclosed by close board and fencing. Predominately laid to lawn. Large patio area. Areas laid to shingle. Flowers, shrubs and bushes. Feature decking area. Feature garden store/bar of timber construction with decking area. Access front to back via wooden gate. The garden measures approximately 60 ft in length x 55 ft in width. Outside tap. Outside lights.

Brick built garage to side of the property with remote control up and over door. Larger than average garage. Light and power connected. Door to rear. Free space and plumbing for washing machine.

Front: Open plan. Laid to lawn. Area laid to shingle. Pathway to front door. External recessed spotlights. Further outside lights.

Tarmac driveway to side providing parking for two/three vehicles.

Agents Note

The property was completely rewired in 2016. Gas system installed in 2016.

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

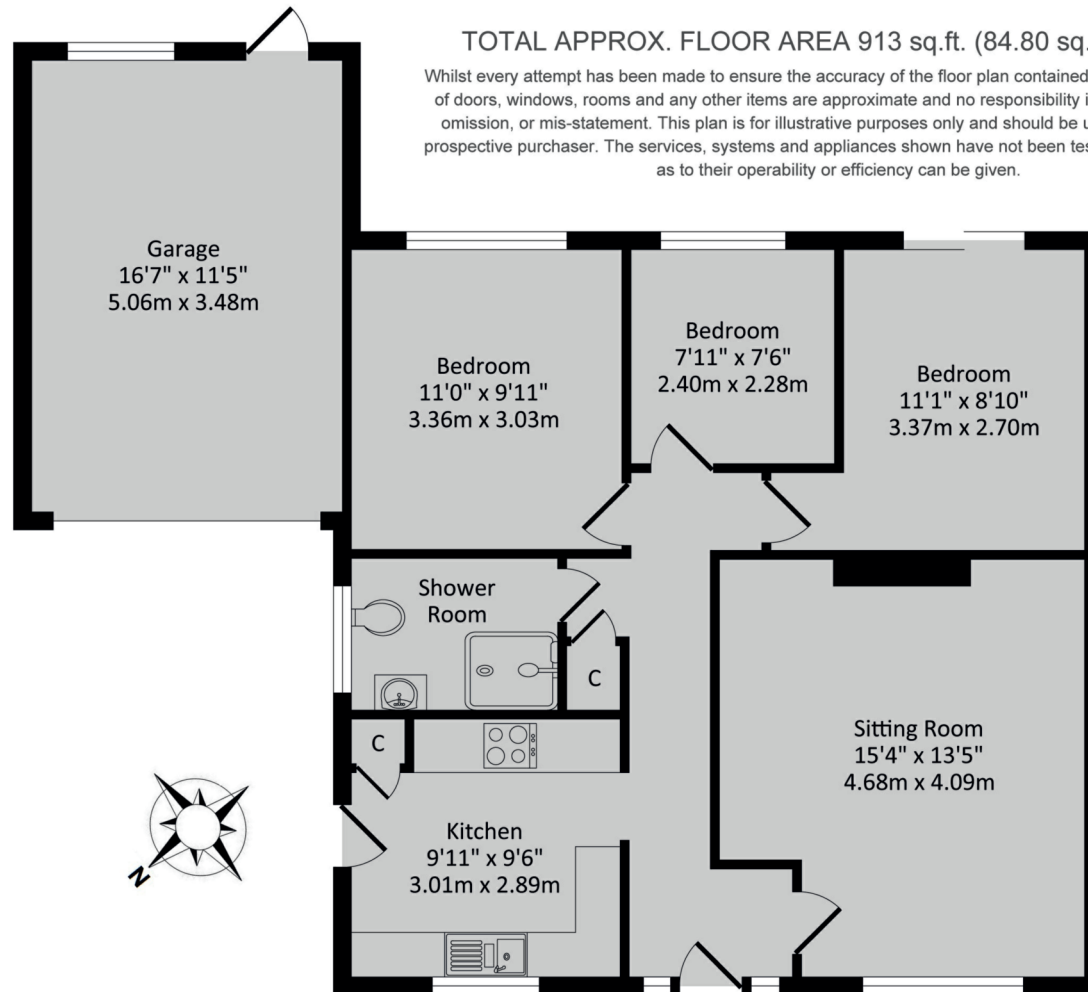
Directions: From Banbury Cross proceed west along West Bar. Take the left turning to Beargarden Road and immediately right into Kingsway and then take the right turn into Mewburn Road.





TOTAL APPROX. FLOOR AREA 913 sq.ft. (84.80 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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	<div style="text-align: center;"> 88 </div>
(81-91) B	
(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	



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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