



10 Ivatt Walk, Banbury. OX16 3WE
£275,000

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings

Extremely well presented three bedroom terraced property.

Entrance porch | Entrance hall | Living room | Dining room | Refitted kitchen | Cloakroom | Three bedrooms | Refitted bathroom | Garden | Garage | Parking

Located within easy distance of the town centre, railway station and with easy access of the M40, is this well presented three bedroom home. The property benefits from two reception rooms, refitted kitchen, downstairs cloakroom, three bedrooms, refitted family bathroom, pleasant rear garden, garage and parking.

Ground Floor:

Entrance via UPVC double glazed door to

Entrance porch: Double glazed windows to side aspect, through internal double glazed door to

Entrance hallway: Stairs rising to first floor. Wall mounted radiator.

Cloakroom: Two piece white suite comprising low level WC, wash handbasin with built-in storage cupboard under. Tiling to splashback areas. Wall mounted heated towel rail. UPVC double glazed window to front aspect.

Living room: Spacious living area with UPVC double glazed box bay windows to the front aspect overlooking greenery. Wall mounted radiator. Doors to further accommodation as well as access to understairs storage cupboard. Opening through into

Dining room: UPVC double glazed sliding door leading to garden. Wall mounted radiator.

Refitted kitchen: Range of base and eye level units with roll top work surfaces. Built-in stainless steel sink unit. Space for cooker, washing machine and fridge freezer. Built-in extractor hood. Tiling to splashback areas. Wall mounted boiler. UPVC double glazed window & door leading onto garden. Vinolay flooring.

First Floor:

Landing: Access to loft. Airing cupboard housing hot water tank. Additional shelving.

Bedroom one: Good size double bedroom with built-in double wardrobes and concertina mirrored doors. Wall mounted radiator. UPVC double glazed windows overlooking greenery to the front aspect.

Bedroom two : Good size double bedroom with UPVC double glazed window overlooking rear garden. Wall mounted radiator.

Bedroom three: Single bedroom with UPVC double glazed window overlooking greenery to the front aspect. Laminate wood flooring. Wall mounted radiator.

Bathroom: Refitted white suite comprising low level WC, wash handbasin with built-in storage under, double shower cubicle with rainfall shower head & separate shower attachment. Tiling to splashback areas. UPVC double glazed window to the rear aspect. Wall mounted heated towel rail.

Outside:

Front garden: Mostly laid to shingle with raised planters currently used for various plants. Enclosed by a timber panel fence. Block paved pathway to front door.

Rear garden: Stepping out onto paved patio area with the rest of the garden laid to artificial grass. Flower and shrub borders. Second patio area to the rear of the garden. Enclosed mainly by timber panel fencing and brick wall. Access at the rear by back gate leading to parking area and garage.

Garage: Brick built garage with metal up and over door. Storage in the roof space. Allocated parking for one vehicle.

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

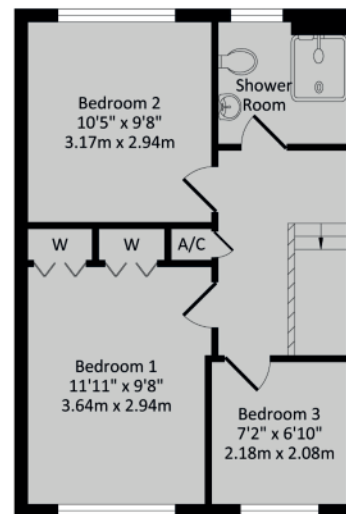
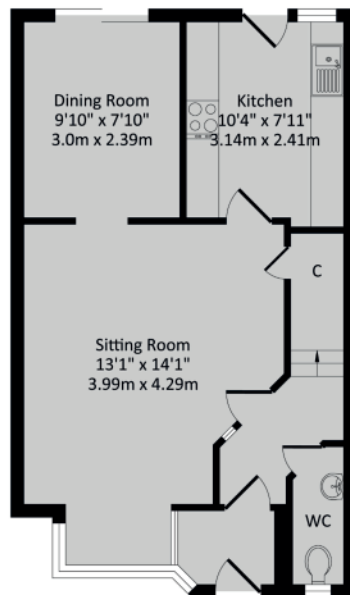
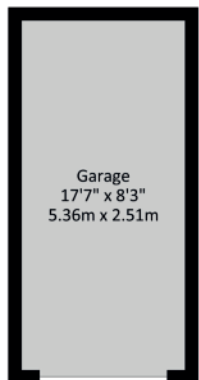




Garage
145 sq.ft. (13.50 sq.m.) approx.

Ground Floor
440 sq.ft. (40.90 sq.m.) approx.

First Floor
390 sq.ft. (36.20 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 975 sq.ft. (90.60 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		89
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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 Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

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