



50 Coppice Close, Banbury, Oxon OX16 9SP  
£375,000

**Stanbra  
Powell** | Estate Agents  
Valuers  
Property Lettings





*An extremely well presented three bedroom detached home.*

**Entrance porch | Living/dining room | Kitchen/breakfast room | Integral garage | Conservatory | Three bedrooms | Bathroom | Pleasant rear garden | Driveway**

Located within easy reach of the town centre, railway station and many other amenities including schools, shops and open parkland is this extremely well presented three bedroom detached family home. The property benefits from living/dining room, conservatory, refitted kitchen/breakfast room, integral garage, three bedrooms and family bathroom and an extremely well kept rear garden. Viewing is highly recommended.

**Ground Floor**

Composite door to **entrance porch** with UPVC window to side. Radiator. Glazed door leading to living/dining room.

**Living/dining room:** Two UPVC double glazed windows to front aspect. Three radiators. Dining area to front aspect with bay window. Living area has a brick surround feature fireplace currently housing electric fire. UPVC double glazed sliding doors lead to conservatory.

**Conservatory:** Brick and UPVC construction with windows on all sides. Dwarf wall. Door opening to rear patio area.

**Refitted kitchen** with grey base and eye level units. Granite worktop. Splashback. Wall mounted Worcester boiler. Built-in sink unit. Further built-in appliances include Hotpoint oven, 4 ring hob with extractor hood above and Bosch dishwasher. Tiled flooring. Radiator. Single glazed window into porch. UPVC double glazed window overlooking rear garden. Double glazed door leading to garage.

Wider than average **single garage** with electric metal up and over door. UPVC double glazed side door from the front and one to rear. Wall mounted fuse box. Power and light connected.

**First Floor**

**Landing:** UPVC double glazed window to rear aspect.

**Bedroom one:** Good size double bedroom with UPVC double glazed window to front aspect. Radiator.

**Bedroom two:** Double bedroom with two UPVC double glazed windows to front and side aspects. Radiator. Airing cupboard housing hot water tank and further shelving. Access to loft.

**Bedroom three:** Single bedroom with UPVC double glazed window overlooking rear garden. Radiator.

**Bathroom:** Three piece white suite comprising of low level WC, wash handbasin with built-in storage underneath, larger than average shower cubicle with Bar shower. Heated towel rail. Tiling to splashback areas. Vinolay flooring. Sunken spotlights. UPVC double glazed obscured window to side aspect.

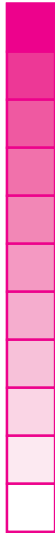
**Outside**

**Front: Driveway** for one vehicle, the rest is laid to shingle. Various mature shrubs and bushes. This area could be extended for further parking if required.

**Rear garden:** Large patio seating area, the rest is laid to lawn with mature well stocked flower and shrub borders. Access to the garage. Outside tap. Gated access.

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

**Directions:** From Banbury Cross proceed south along South Bar and continue onto the Oxford Road as far as the flyover. Take the left turn into Bankside and follow the road down and Coppice Close is a turning on the left hand side.



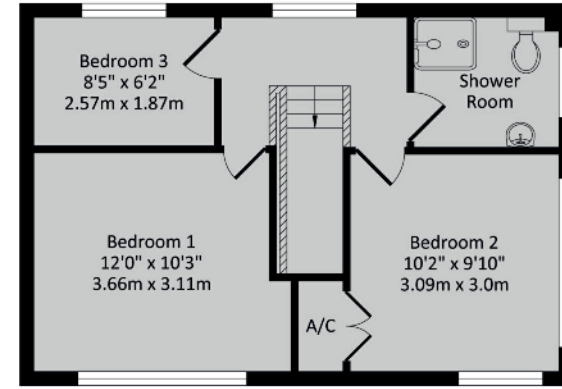
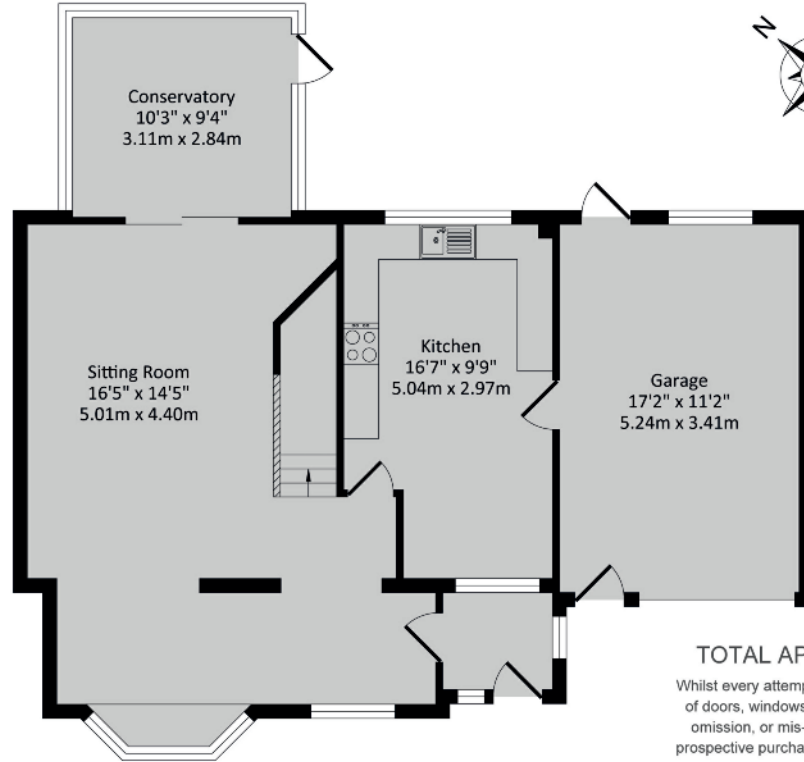




**Ground Floor**  
 845 sq.ft. (78.50 sq.m.) approx.

**First Floor**  
 405 sq.ft. (37.60 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	71	
(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.epca.gov.uk			



**TOTAL APPROX. FLOOR AREA 1250 sq.ft. (116.10 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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Viewing: Through appointment with Stanbra Powell



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