



42 Hermon Road, Banbury, Oxon OX16 1HP
£339,950

**Stanbra
Powell**

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A very well presented modern and spacious three bedroom semi detached red brick home located to the north of Banbury close to amenities. The property has a spacious living room, large kitchen/diner, utility, cloakroom, three good size bedrooms the master with en-suite, tandem driveway for three vehicles, garage with power and light and an enclosed rear garden. The property is located on a no-through road with only access to five houses.

Entrance hall | Living room | Kitchen/dining room | Utility | Cloakroom | Three bedrooms | Family bathroom | Rear garden | Tandem driveway for three vehicles | Garage

Ground Floor

Composite part glazed front door leading to entrance hall.

Entrance hall: Double glazed window. Radiator. Stairs rising to first floor. Door to living room.

Living room: Double glazed window to front. Spacious room which is well-proportioned. Understairs storage cupboard. Door to kitchen/dining room.

Kitchen/dining room: Fitted with a range of modern base and wall mounted units with work surface over. One and a half stainless steel sink drainer unit with mixer taps. Integrated oven hob and extractor with stainless steel splashback. Space for white goods including upright fridge/freezer, dishwasher and cupboard housing boiler. Vinyl flooring. Double glazed patio doors leading onto rear garden. Open archway leading to utility.

Utility: Fitted units with work surface over. Space for white goods. Door leading to WC.

Cloakroom: Obscured window to side. Modern white suite comprising of low level WC and pedestal wash handbasin. Vinyl flooring running through both utility area and cloakroom.

First Floor

Landing: Double glazed window to side aspect offering natural light. Doors leading to bedrooms and family bathroom. Large walk-in storage cupboard.

Master bedroom: Double glazed window to front. Well-proportioned double room with recess for wardrobes. Door to en-suite.

En-suite: Obscured double glazed window to front. Suite comprising of double shower cubicle with sliding door, full tiled splashbacks with modern mixer shower with rainfall head and additional shower head. Low level WC. Wash handbasin. Tile splashbacks. Vinyl flooring.

Bedroom two: Large double glazed window to rear. Well-proportioned double bedroom.

Bedroom three: Well-proportioned single bedroom. Double glazed window overlooking garden

Family bathroom: Modern white suite comprising of deep panelled bath with mixer taps and shower attachment over. Modern tiled splashbacks. Low level WC. Wall mounted wash handbasin with tiled splashbacks. Extractor. Vinyl flooring.

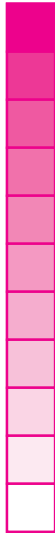
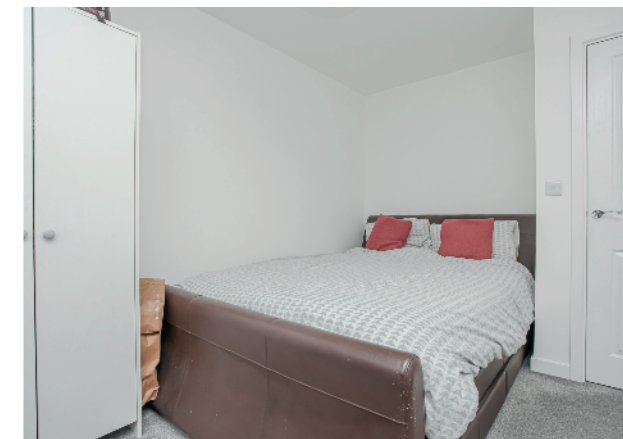
Outside

Rear garden: Enclosed by panel fencing. Patio area. The remainder is laid to lawn. Sleepers enclosing raised flower beds. Raised patio area to rear of garden. Gated side access. Door leading to garage.

Garage with up and over door with power and light. Access to loft area via pull down ladder.

Front: Paved pathway leading to front door. Shrub and hedge borders. Area laid to grass. Potential to park a vehicle to the front of the property.

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





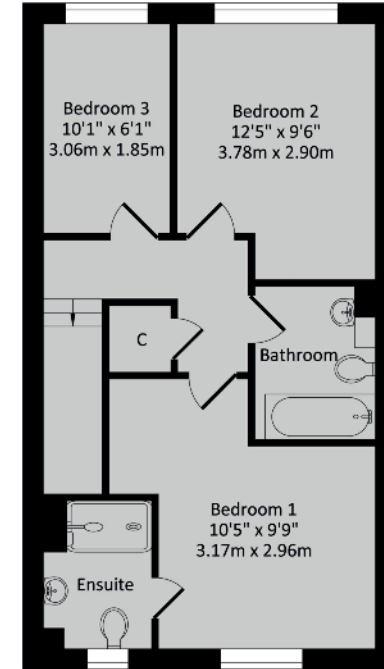
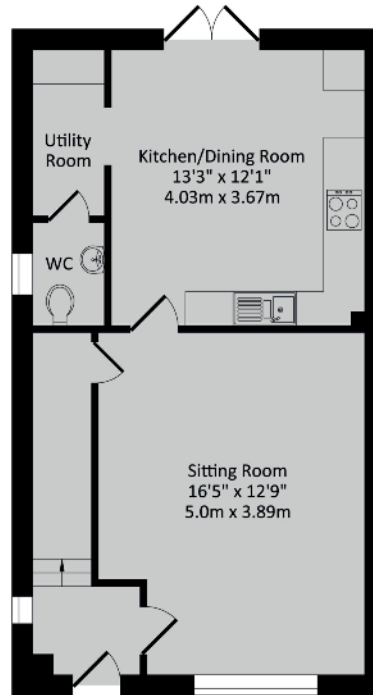
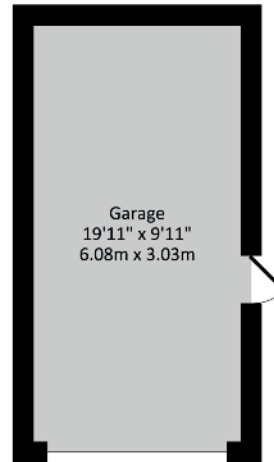


Garage
198 sq.ft. (18.40 sq.m.) approx.

Ground Floor
477 sq.ft. (44.30 sq.m.) approx.

First Floor
477 sq.ft. (44.30 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A	87	97
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



TOTAL APPROX. FLOOR AREA 1152 sq.ft. (107.0 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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