



3 Creampot Crescent, Cropredy, Banbury, Oxon OX17 1NU
Guide Price £350,000

**Stanbra
Powell**

Estate Agents
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Property Lettings





A rare opportunity to purchase a well established family home in the heart of the village of Cropredy requiring a certain level of modernisation. The property sits in substantial grounds with a large rear garden, spacious frontage and could benefit from extending subject to planning consent.

**Entrance hall | Extended kitchen/dining room | Living room
| Conservatory | Cloakroom | Three bedrooms | Shower
room | Large mature rear garden | Electric heating |
Offered with no onward chain**

Accommodation

Access via a pitched roof porch with part obscured double glazed door. Part glazed wooden door to entrance hall.

Entrance hall: Double glazed window to front aspect. Electric wall mounted heater. Doors leading to extended kitchen/dining room, living room, through to inner passageway and door to cloakroom.

Cloakroom: Window to front aspect. White low level WC. Electric wall mounted heater.

Living room: Window to front aspect. Two wall mounted heaters. Wooden part glazed obscured doors leading to conservatory. Brick fire with tiled hearth, cast iron grate (currently not in use).

Conservatory: Part brick and UPVC double glazed conservatory, this area will need attention as has moved away from the property slightly. Double glazed windows to three sides. Patio doors leading to rear garden.

Extended kitchen/breakfast room: Two windows overlooking rear garden. The kitchen has been extended into the pantry. Range of base and wall mounted wooden units with work surface over. Tile splashbacks. Stainless steel sink with mixer taps. Space for cooker. Built-in extractor hood. Space for white goods. Breakfast area with two wall mounted heaters. Fireplace with tiled hearth and surround (currently not in use, could be opened and used).

Stairs rising to first floor.
Small half landing with window overlooking front aspect.

Landing: Access to loft. Large airing cupboard housing hot water cylinder. Doors leading to bedrooms and shower room.

Bedroom one: Double bedroom with window overlooking rear garden. Wall mounted heater. Small storage cupboard.

Bedroom two: Well-proportioned double bedroom with window overlooking rear garden. Wall mounted heater. Storage cupboard.

Bedroom three: Well-proportioned single bedroom to front aspect. Wall mounted heater.

Shower room: Window to front aspect. White suite comprising of walk-in double shower cubicle with sliding doors, Mira Sprint power shower over. Fully tiled splashbacks. Low level WC. Wash handbasin with part tiled splashbacks. Vinyl flooring. Wall mounted electric heater.
Bulk head with storage underneath.

Agents Note

In addition to the living accommodation and accessed via a passageway a wooden door leads to side passageway with tiled flooring. Wooden door into the property, there is loft access. Wooden part glazed door to rear garden.

In addition are two well-proportioned storage spaces both with windows, power and light. Subject to planning these could be converted into part of the property itself or office space.

Outside

The property currently has on street parking however other properties in the Crescent have dropped the kerb therefore creating driveway parking.

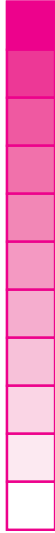
The front is enclosed by hedge and shrub borders, large frontage which is predominately laid to lawn with tree, shrub and plant borders. Paved pathway leading to side passageway and to main front door.

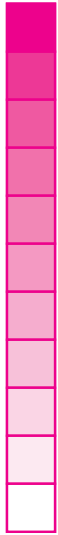
Large mature rear garden accessed either from side passageway or conservatory. Large area laid to lawn split into two sections, well stocked with tree, shrub and hedge borders. Enclosed by panel fencing. Gated rear access. Hardstanding for shed, greenhouse and summerhouse. Area to rear which was used for a vegetable plot. Patio area to the side giving access to shed. Coal holder. The garden is south/easterly facing.

Subject to planning there is potential to add in a driveway and garage to rear of the garden from Creampot Lane.

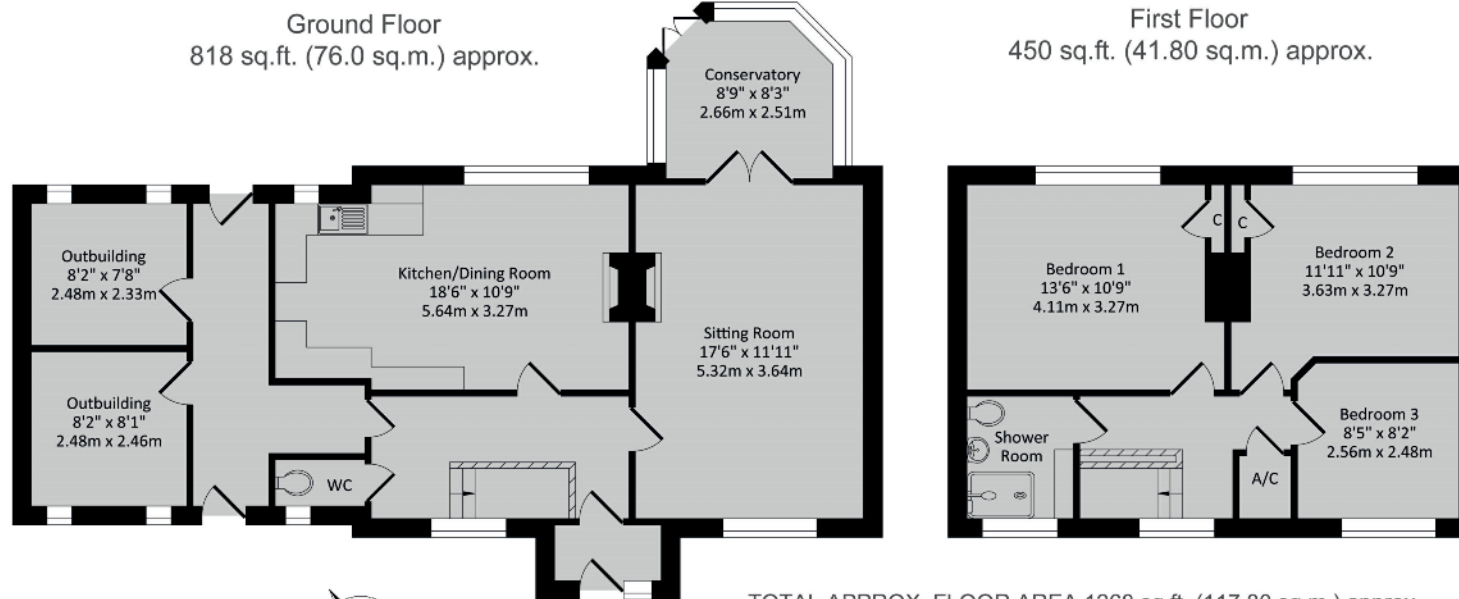
Services: No gas or oil to the property.
Council Tax Banding: D
Authority: Cherwell District Council







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		39	73
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



TOTAL APPROX. FLOOR AREA 1268 sq.ft. (117.80 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.

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.

Viewing: Through appointment with Stanbra Powell



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