



22 Elmscote Road, Banbury, Oxon OX16 9EQ  
£375,000

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





*A detached bungalow enjoying generous plot located on this sought after development.*

**Entrance porch | Spacious entrance hall | Living/dining room | Kitchen | Three bedrooms | Bathroom | Garage | Workshop/Utility | Large lean-to | Private rear garden | Garden to front | Driveway**

Providing generous size accommodation throughout, a three bedroom detached bungalow requiring updating. The property enjoys a generous size plot, offered with no onward chain.

#### Accommodation

Double glazed door leads to small **entrance porch**.

Door through to **entrance hall**. Access to loft. Door to living/dining room.

**Living/dining room:** Double glazed window to front aspect and to side. Gas fire and back boiler for domestic hot water and central heating.

**Kitchen:** Range of wall and base units. Stainless steel inset sink unit and drainer. Space for cooker. Space for fridge/freezer. All walls are fully tiled. Window to rear.

**Bedroom one:** Double bedroom with two double glazed windows to front aspect.

**Bedroom two:** Double bedroom to rear aspect. Window to rear and window to side.

**Bedroom three:** Generous single bedroom to rear aspect with fitted wardrobe.

**Bathroom:** Coloured suite comprising of cast iron tiled panelled bath with shower unit over, wall mounted handbasin and low level WC. All walls are fully tiled. Airing cupboard housing hot tank and immersion heater.

From the kitchen door leading to **workshop/utility** with door giving access to garage.

**Garage:** Double doors to front. Light and power connected.

From the workshop/utility door to **substantial lean-to** of brick construction with polycarbonate roof. Free space and plumbing for washing machine. Light and power connected. Access to side. Access to rear.

#### Outside

**Rear garden:** Laid to lawn with shrubs, bushes and hedgerow. The garden measures approximately 65 ft in length.

**Front:** Laid to lawn, with flowers, shrubs and bushes.

**Driveway** leading to garage providing off road parking for one to two vehicles.

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

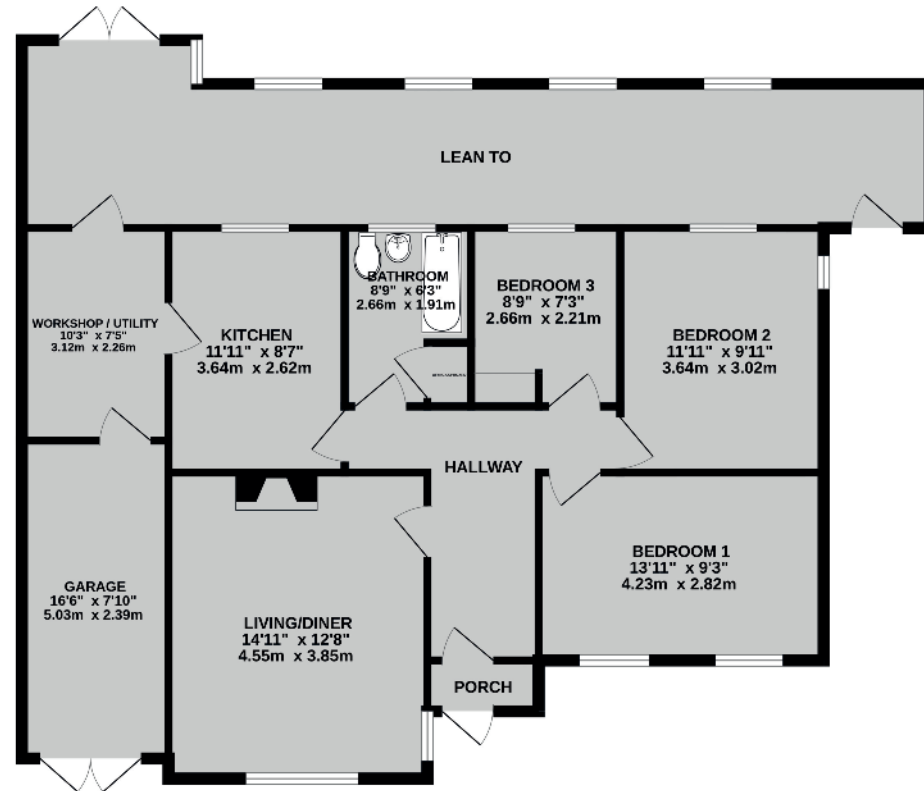
**Directions:** From Banbury Cross proceed south on the Oxford Road, taking the right turn into Grange Road, first left into Timms Road and first right into Elmscote Road.







GROUND FLOOR  
1269 sq.ft. (117.9 sq.m.) approx.



TOTAL FLOOR AREA: 1269 sq.ft. (117.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan or related floor 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 fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Issue with: 10/06/2024

**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

