



24 Grange Road, Banbury, Oxon OX16 2AY
Guide Price £319,950

**Stanbra
Powell**

Estate Agents
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Property Lettings

An extremely well presented three bedroom property with rear garden located on the south side of Banbury benefiting from good size driveway, refitted kitchen, two refitted bathrooms and an 86 ft rear garden. This property is offered for sale with no onward chain.

Entrance hall way / Living room / Refitted kitchen / Refitted ground floor bathroom / Three bedrooms / Refitted upstairs bathroom / 86 ft rear garden / Driveway / Gas central heating / double glazing / No onward chain

Ground Floor

Entrance Hall: Access via double glazed door to entrance hallway. Laminate wood flooring. Stairs rising to first floor accommodation. Doors to ground floor accommodation.

Living Room: Dual aspect living room with recently fitted carpet. Cupboard housing metal fuse box, radiator, UPVC double glazed windows to front and rear aspects.

Door to rear lobby. Laminate wood flooring.
Under stairs storage cupboard. UPVC door through to lean-to.

Kitchen: Re fitted with a range of base and eye level units. Laminate marble effect work top. Built-in stainless steel sink unit. Oven, four ring hob and extractor. Space for fridge freezer. Plumbing for washing machine. UPVC double glazed window overlooking rear garden. Large storage cupboard housing Glow worm boiler. Also in the cupboard there is a small UPVC double glazed window to the side aspect.

Bathroom: Refitted three piece white comprising low level WC, wash hand basin, panel bath with mixer tap and shower attachment over. Tiling to splash back areas. Vinyl tile affect flooring. Wall mounted heated towel rail, UPVC double glazed obscured window to the front aspect.

First Floor

Landing: Access to loft. Doors to first floor accommodation. There is a double glazed window overlooking the rear garden.

Bedroom one: UPVC double glazed window to the front aspect. Wall mounted radiator. Original built in cupboards.

Bedroom two: Double bedroom with UPVC double glazed window to the front aspect. Wall mounted radiator. Feature fireplace.

Bedroom three: Good size single room with UPVC double glazed window overlooking the garden. Wall mounted radiator.

Bathroom: Refitted three piece white suite comprising of low level WC, wash hand basin, corner shower unit with bar shower over. Aqua boarding to splash back areas. Heated towel rail. UPVC double glazed window to the rear aspect.

Outside

Front: Driveway for approximately two vehicles. This could be enlarged by using the rest of the frontage which is mostly laid to lawn.

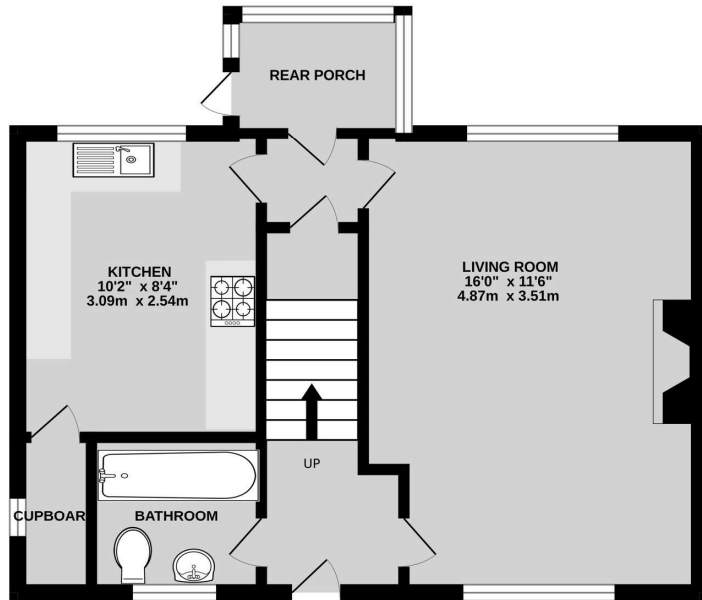
Rear garden: Measuring approximately 86 feet in length with a west facing aspect. You step out onto a large patio area. The rest of the garden is mostly laid to lawn with a pathway running through the middle. The garden is mostly enclosed by timber panel fencing and dual hedgerow. Gate is side access.

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

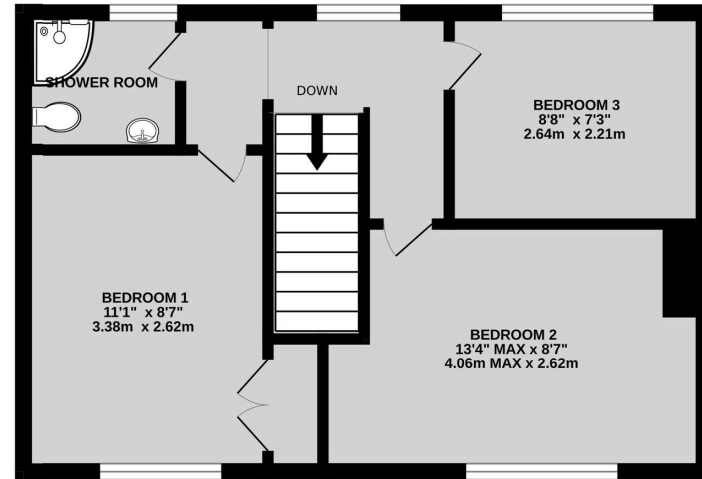




GROUND FLOOR
398 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(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	
<small>WWW.EPC4U.COM</small>			

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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