



51 Browning Road, Banbury, Oxon OX16 9LA
Guide Price £375,000

**Stanbra
Powell** | Estate Agents
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Property Lettings





Three bedroom detached home located in the popular Poets Corner development.

Entrance porch | Entrance hall | Cloakroom | Living room | Dining room | Kitchen/breakfast room | Conservatory | Integral tandem garage | Three bedrooms | Bathroom | Good size rear garden | Driveway | No onward chain

Located within the popular Poet's Corner development within easy walking distance of the town centre and further amenities is this three bedroom detached family home. Whilst the property has been well maintained by the present owner it would now benefit from updating. The property benefits from a good size rear garden, ample parking, large tandem garage and well-proportioned accommodation. Offered with no onward chain.

Ground Floor

Entrance via sliding double glazed door to **entrance porch**. Double glazed windows to front and side aspects. Parquet flooring. Single glazed wooden door to entrance hall.

Entrance hallway: Radiator. Stairs rising to first floor. Understairs storage cupboard.

Cloakroom: Low level WC and wash handbasin. Tile splashback. Single glazed wooden window into garage.

Living room: Large double glazed window to front aspect. Central stone chimney breast. Radiator.

Dining room: Radiator. Double glazed windows and door leading to conservatory.

Conservatory: Built of UPVC construction with wooden frame and polycarbonate roof. Double glazed sliding patio door leading to rear garden.

Kitchen/breakfast room: Range of base and eye level units. Built-in sink unit. Tiling to splashback areas. Space and plumbing for washing machine. Space for cooker and under counter fridge. Double glazed window overlooking rear garden. Double glazed window and door leading into conservatory. Small breakfast bar. Door leading into integral garage.

Garage: Electric metal up and over door. UPVC double glazed window and door leading to garden. Newly fitted fuse box. Power and light connected.

First Floor

Landing: Access to loft. Double glazed window to side aspect.

Bedroom one: Excellent size double bedroom with double glazed window to front aspect. Radiator. Two built-in wardrobes with sliding mirrored doors.

Bedroom two: Double bedroom with double glazed window overlooking rear garden. Radiator.

Bedroom three: Good size single bedroom with double glazed window overlooking rear garden. Radiator.

Bathroom: Four piece suite comprising low level WC, bidet, wash handbasin and panelled Jacuzzi bath with electric shower over. Fully tiled walls. Radiator. Obscured double glazed window to front aspect. Cupboard housing modern Worcester combi boiler.

Outside

Rear garden: Measuring approximately 55 ft in length with a south facing aspect. Patio area which is the width of the property. The rest of the garden is mostly laid to lawn with flower and shrub borders. Vegetable patch. Greenhouse and shed. The garden is enclosed by timber panel fencing. Gated access both sides.

Front: Tarmac driveway providing parking for one vehicle. The garden is mostly laid to lawn with flower and shrub borders surrounding. The driveway could be enlarged to accommodate further vehicles.

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

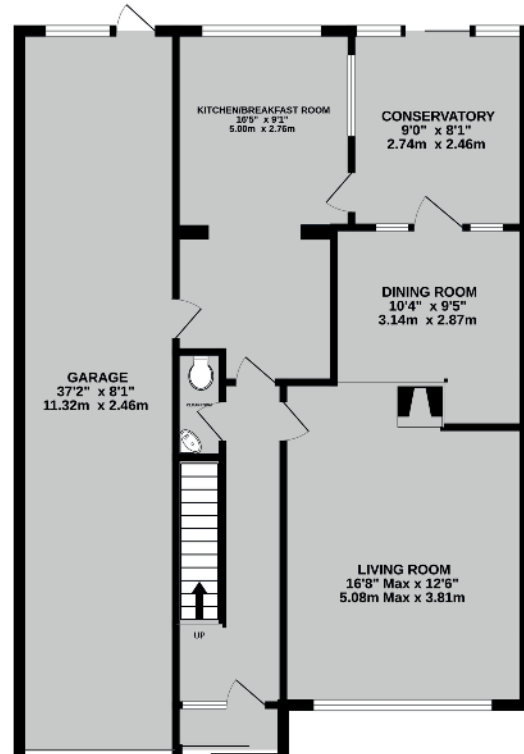
Directions: From Banbury Cross proceed south on the Oxford Road, taking the right turn into the A361 Bloxham Road. Continue along this road and Browning Road is the fourth turning on the right.



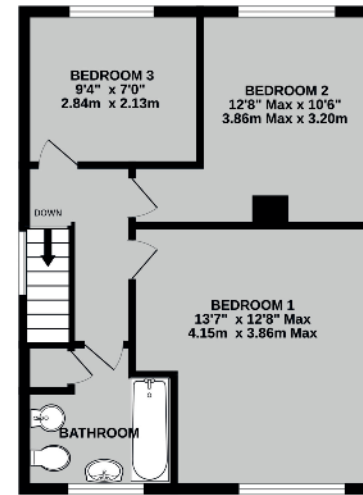




GROUND FLOOR
 933 sq.ft. (86.7 sq.m.) approx.



1ST FLOOR
 442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 1376 sq.ft. (127.8 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 as to their operability or efficiency can be given.
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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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