



13 Quarry Close, Bloxham, Banbury, Oxon OX15 4HA
£210,000

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





An extremely well presented one bedroom house benefiting from private rear garden, enjoying favoured cul-de-sac location

Canopy porch | Living room with walk-in bay window | Kitchen | First floor double bedroom | Recently installed bathroom | UPVC double glazing throughout | Newly installed 'Air Source' heat pump system for central heating | Privately enclosed rear garden | Driveway providing off road parking for two vehicles

Located in the heart of this sought after village an extremely well presented one bedroom cluster home which has recently been upgraded by the present vendor.

Ground Floor

Canopy porch.
Front door.

Open-plan living/kitchen/diner: Feature walk-in bay window to front aspect. Stairs rising to first floor. Laminate wood flooring. Thermostat for heating.

Kitchen area: Stainless steel bowl and a half inset sink unit and drainer. Comprehensive range of light wood fronted wall and base units with complementary work surfaces. Tiling to splashback areas. Integrated dishwasher. Free space and plumbing for washing machine. Integrated 4 ring electric hob with electric oven under, extractor over. Space for fridge/freezer. Vinolay flooring. Double glazed window to front aspect.

First Floor

Landing: Access to loft which has been recently insulated with a 2 year guarantee. Cupboard housing hot water cylinder.

Bedroom one: Double bedroom with fitted wardrobe. Double glazed window to front aspect.

Bathroom: Recently fitted to a high specification. White suite comprising of panelled bath with power shower, pedestal handbasin and low level WC. Complementary tiling to splashback areas. Extractor fan. Double glazed window to front. Vinolay flooring.

Outside

Private fully enclosed garden, enclosed by fencing and brick walling. Predominately laid to lawn. Areas laid to shingle. Patio area.

Tarmac driveway to the rear of the garden providing off road parking for two vehicles.

Bloxham

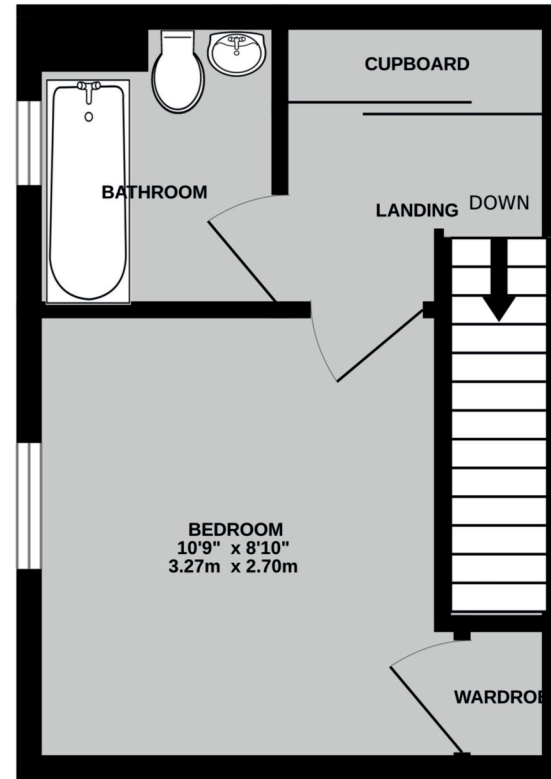
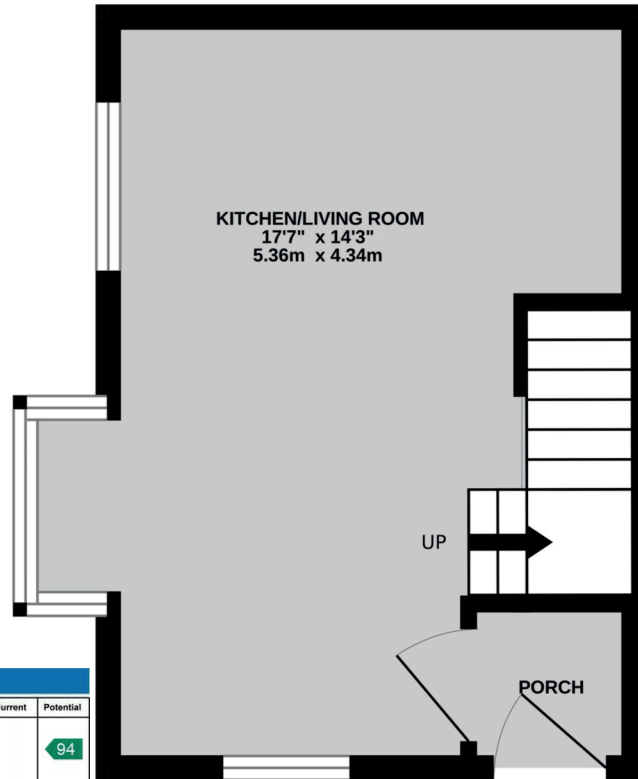
The village of Bloxham can be found approximately 5 miles from Banbury and offers a range of amenities including post office, choice of public houses and doctors surgery. Schooling in the village offers primary, secondary and also Bloxham private school.

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

Directions: From Banbury Cross proceed south west on the A341 Chipping Norton Road and upon approaching the village of Bloxham take the right turn into Courtington Lane. Continue to the T-junction and take the left turn into the Tadmarton Road and the first turning on the right will lead to Cumberland Close, off which leads Quarry Close.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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