



2 Ashridge Close, Banbury, Oxon OX16 9UE
£425,000

**Stanbra
Powell**

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Property Lettings

A well-proportioned and well presented three bedroom detached family home located on the ever popular Bodicote Chase development. The property benefits from two reception rooms plus spacious kitchen/breakfast room, three good size bedrooms, bathroom and driveway parking for two/three vehicles, established rear garden, garage and office space attached to the rear. An array of excellent local amenities can be found near by including shops, schools and The Chatsworth Public house also Banbury town centre and railway station are just over a mile away.

Entrance hall | Cloakroom | Living room | Further reception room | Kitchen | Conservatory | Three good size double bedrooms | Family bathroom | Rear garden | Office space | Garage | Tarmac driveway

Ground Floor

Composite front door.

Well proportioned **entrance hall** with stairs rising to first floor. Door to cloakroom, additional reception room and living room. Wooden flooring running through entrance hall and into cloakroom.

Cloakroom: Obscured double glazed window to side aspect. Vanity unit with low level WC and wash handbasin with mixer taps insert and storage below. Wall mounted towel rail.

Large living room with full length double glazed window to front aspect. Double glazed window to side aspect. Spacious living space. Radiator. Doorway leading to kitchen and additional reception room.

Additional reception room: Currently used as a playroom, could be used as an additional bedroom or office space. Double glazed window to rear aspect.

Kitchen: Fitted with a range of base and wall mounted units with work surface over and tile splashbacks. One and a half stainless steel drainer sink with mixer taps over. Space for oven and white goods. Storage cupboard. Radiator. Built-in extractor hood. Vinyl flooring. Double glazed window onto conservatory. Obscured double glazed door leading to conservatory.

Conservatory: Comprising of high level brick wall, the remainder are double glazed windows to three sides with double glazed doors onto rear garden. Vinyl flooring. Wall mounted electric heater.

First Floor

Landing: Radiator. Access to loft. Doors to bedrooms and family bathroom.

Master bedroom: Double glazed window overlooking rear garden. Spacious double bedroom with two sets of built-in wardrobes. Radiator.

Bedroom two: Spacious double bedroom with double glazed window to front aspect. Radiator.

Bedroom three: Double bedroom with double glazed windows to front and side aspect. Radiator.

Bathroom: Double glazed obscured window to side aspect. Modern suite fitted with shower bath with rainfall shower over and glass shower screen, low level WC and pedestal wash handbasin with mixer taps and storage below. Modern tile splashbacks. Heated towel rail. Vinyl flooring.

Outside

Rear garden: South/easterly facing rear garden which is fairly secluded due to the bungalows behind the property. Enclosed by panel fencing. Gated side access. Large paved patio area, the remainder is laid to lawn. Tree, hedge and shrub raised borders. Hardstanding for shed. Hardstanding for greenhouse. Door leading to office space attached to the garage.

Office space: Double glazed window and door to side aspect. Power, light and heating connected.

Brick built **garage** with flat roof. Up and over door. Power and light connected.

Front: **Tarmac drive** to the side of the property with parking tandem for three vehicles leading to garage. The remainder is laid to lawn this area is currently used for parking.

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

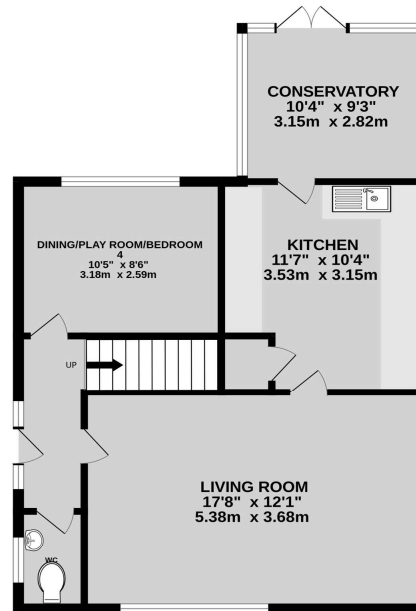
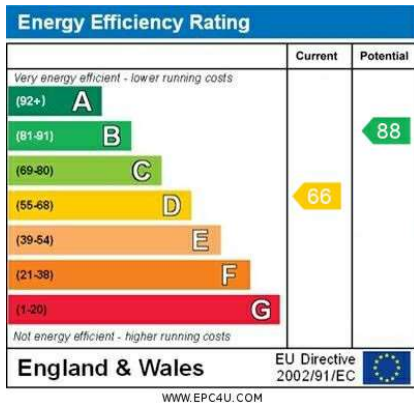
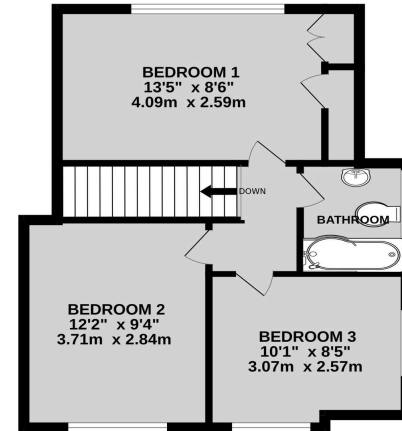
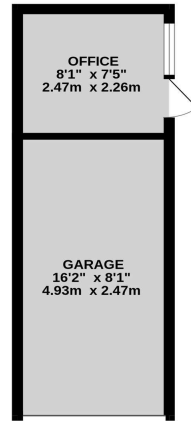
Directions: From Banbury Cross proceed south on the Oxford Road as far as the flyover and take the left turn into Bankside, first left into Chatsworth Drive and first left into Elton Road and Ashridge Close is a turning on the left hand side.





GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.

1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1261 sq.ft. (117.1 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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