



1 East Street, Bodicote, Banbury, Oxon OX15 4DN
£285,000

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings

A extremely well presented two bedroom cottage.

**Living room | Dining room | Kitchen | Two bedrooms |
Refitted four piece bathroom | Larger than average garden
| Parking | No onward chain**

Located in the heart of the popular village of Bodicote within easy walking distance of many amenities is this extremely well presented two bedroom end of terrace cottage. The property benefits from two reception rooms, kitchen, two bedrooms, refitted four piece bathroom, larger than average garden, parking, double glazing and gas central heating. The property is offered for sale with no onward chain.

Ground Floor

Solid wood door to living room.

Living room: Laminate wood flooring. UPVC double glazed window to front aspect with shutters. Radiator. Exposed brick fireplace. Cupboard housing fuse box. Door to dining room.

Dining room: Laminate wood flooring. UPVC double glazed window overlooking rear garden. Radiator. Two useful storage cupboards. Exposed brick fireplace. Stairs rising to first floor. Door through to kitchen.

Kitchen: Range of base and eye level units. Hardwood worktops. Belfast sink. Built-in oven with 4 ring gas hob, extractor hood above. Tiling to splashback areas. Built-in fridge/freezer. Cupboard housing Glow worm boiler. Space for washing machine. Radiator. Tiled flooring. UPVC double glazed window overlooking rear garden. Sunken spotlights. Door leading to garden.

First Floor

Landing: Access to loft. Sunken spotlights. Doors to first floor accommodation.

Bedroom one: Good size double bedroom with UPVC double glazed window to front aspect with shutters. Radiator. Useful storage cupboard.

Bedroom two: Good size single/small double bedroom with UPVC double glazed window overlooking rear garden. Understairs cupboard with hanging rail.

Refitted bathroom: Four piece white suite comprising of low level WC, wash handbasin, panelled bath and separate shower cubicle with shower over. Limestone tile splashback around bath, shower and sink. Limestone tile flooring. Heated towel rail. Radiator. UPVC double glazed obscured window to rear aspect. Extractor fan. Sunken spotlights.

Agents Note

All internal doors are solid wood.

Outside

South facing rear garden: Pebbled area with raised flower and shrub borders. Gated side access. Access for neighbouring property. Stone retaining wall with steps leading to secondary garden which is mostly laid to shingle with flower and shrub border to one side. To the rear of the garden is a brick built outbuilding with single glazed wooden window overlooking garden. The garden is enclosed by mostly original stone wall and fencing.

Paved area to the side currently used for parking measuring approximately 6 ft 3 wide x 16 ft deep.

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

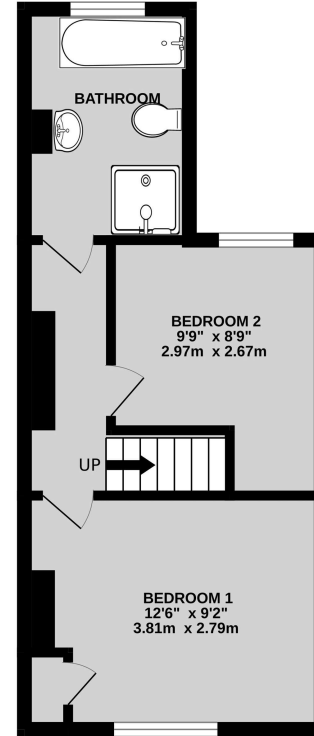
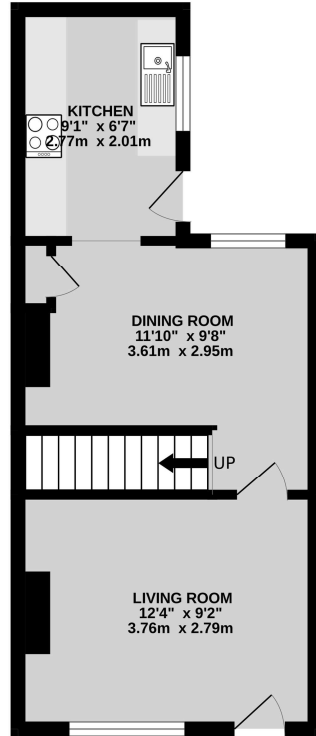
Directions: From Banbury Cross proceed south on the Oxford Road and upon reaching the flyover, turn left and go over the flyover into Bodicote Village. Continue past the Council offices and into the High Street. Take the second left turn into East Street.





GROUND FLOOR
284 sq.ft. (26.3 sq.m.) approx.

1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

TOTAL FLOOR AREA : 565 sq.ft. (52.5 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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