



36 Red Poll Close, Banbury, Oxon OX16 1UG
£265,000

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





A cleverly reconfigured three bedroom terraced home offering large living accommodation, spacious bedrooms, cloakroom, conservatory and refitted family bathroom. In addition there are front and rear gardens, gas central heating and double glazed, close to local shops, amenities and schools.

**Entrance hall | Cloakroom | Kitchen | Living room
| Conservatory | Three bedrooms | Refitted bathroom |
Rear garden | Communal parking**

Ground Floor

Obscured part double glazed door leading to entrance hall.

Entrance hall: Laminated wood flooring. Stairs rising to first floor. Large understairs storage area. Radiator. Small storage cupboard for shoes and coats. Door leading to cloakroom, kitchen and living/dining room.

Cloakroom: Obscured double glazed window to front aspect. Fitted with a white suite comprising of wall mounted wash handbasin with tiled splashbacks. Low level WC. Wall mounted towel rail.

Kitchen: Double glazed window to front aspect. Fitted with a range of base and wall mounted units with work surface over. Modern brick style tile splashbacks. Stainless steel sink unit with mixer taps. Range oven with glass splashback and built-in extractor. Space for white goods including dishwasher and upright fridge/freezer. Radiator. Laminated wood flooring. Small recess area with cupboard which currently houses washing machine with storage above.

Living room: Large and spacious room which has been cleverly altered giving a large L-shaped space. Double glazed patio doors leading onto conservatory. The room is currently used as a living room however can be defined into two areas for dining and seating.

Conservatory: Part brick and part double glazed construction. Brick construction to either side with door brick wall to rear, remainder is double glazed. Solid roof. Double glazed patio doors to rear garden.

First Floor

Landing: Radiator. Access to loft. Airing cupboard housing boiler. Overstairs storage cupboard (formerly housing hot water tank now removed) offering a good amount of storage space. Doors to all bedrooms and refitted bathroom.

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

Bedroom two: Double glazed window to rear aspect. Radiator. Large double bedroom with recess for wardrobes. Wardrobes may be able to be purchased if required.

Bedroom three: Generous single bedroom with double glazed window to rear aspect. Radiator. Laminated wood flooring.

Refitted bathroom: Obscured double glazed window to front aspect. A contemporary modern suite with white panelled shower bath with curved glass shower screen and chrome shower and rainfall shower over. Modern tile splashbacks. Low level WC. Wash handbasin inset into contemporary vanity unit. Wall mounted storage cupboard. Heated towel rail. Vinyl flooring.

Outside

Rear garden: Enclosed by panel fencing with gated rear access. Alleyway leading to parking area. Steps leading down from conservatory. Dwarf brick walls with shrub borders. Area laid to lawn. Steps leading down to patio area. Hardstanding for shed.

Front: Steps leading to pathway leading to front door. Part lawned area. Step levels enclosed by sleeper borders with shrubs and plants insert. Lower level is a mixture of shingle and slate. Hardstanding area for bins.

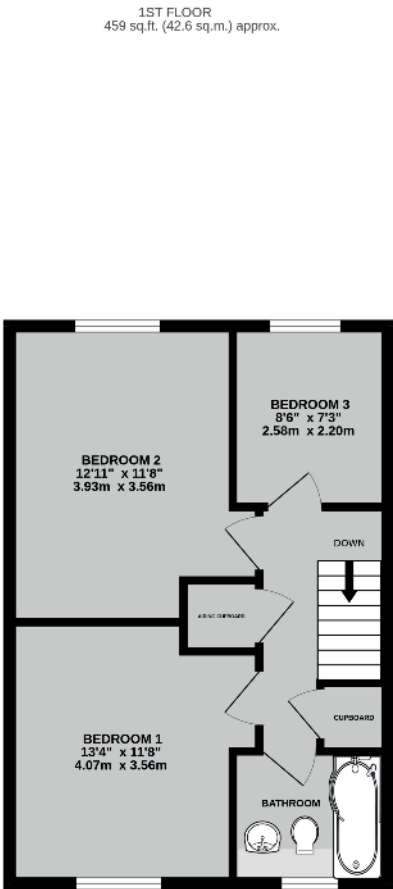
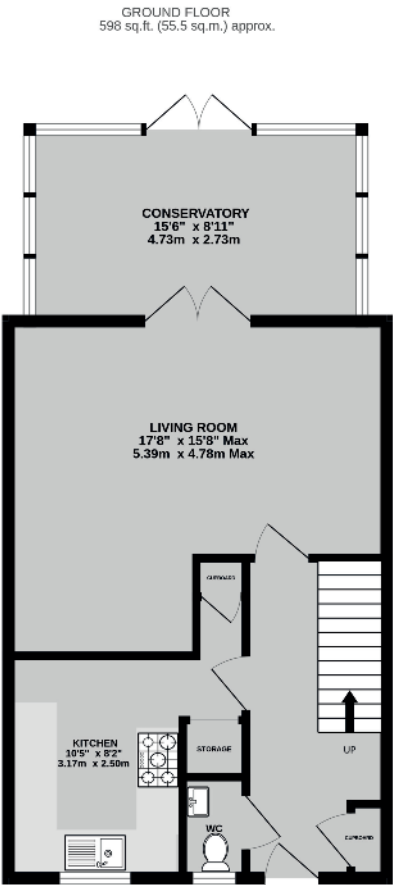
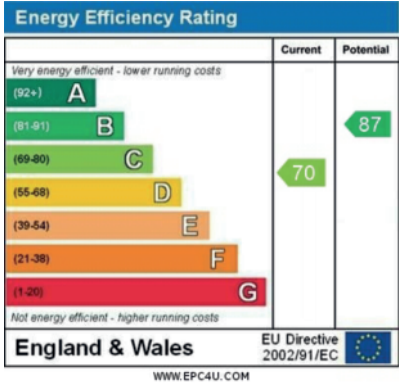
Communal parking to front and rear.

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

Directions: From Banbury Cross proceed north to the traffic lights, turn left into the Warwick Road, continue along this road and on reaching the fourth roundabout, turn right into Highlands. Take the second right turn and Red Poll Close is the third turn on the left.







TOTAL FLOOR AREA : 1056 sq.ft. (98.1 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.

Viewing: Through appointment with Stanbra Powell



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