



3 Frensham Close, Banbury, Oxon OX16 1FQ
Guide Price £199,950

**Stanbra
Powell**

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A well presented and extended one bedroom end terraced house on the popular Hardwick development giving good access to local shops, amenities and schools with regular bus routes into Banbury town centre. The property benefits from a replacement gas central heating boiler and radiators in 2021, there is a ground floor extension, double glazing, refitted modern bathroom suite, garden and allocated parking.

Storm porch | Kitchen/living area | Extended living space |
Double bedroom | Refitted bathroom | Rear garden |
Double glazing | Gas central heating | Allocated parking

Ground Floor

Double glazed door leading to open plan kitchen/living area.

Kitchen/living area: Laminate wood flooring. Radiator. Downlights. Understairs storage cupboard. Stairs rising to first floor. Open archway into extension.

Kitchen area: Double glazed window overlooking garden. Kitchen fitted with a range of modern base and wall mounted units with work surface over. Stainless steel sink with mixer tap. Integrated oven, hob and extractor. Area for white goods. Space for fridge/freezer. Wall mounted Worcester gas boiler. Open through to extension.

Extended living room with double glazed window to side aspect. Double glazed door leading onto rear garden. Double glazed window overlooking rear garden. Laminate wood flooring continuing throughout this area. Radiator.

First Floor

Landing: Access to loft space. Radiator. Doors leading to refitted bathroom and bedroom.

Double bedroom with double glazed window overlooking rear garden. Fitted wardrobes. Large overstairs storage cupboard (formerly housing hot water tank).

Refitted bathroom suite. Obscured double glazed window to side aspect. Modern suite comprising of panelled bath with centre mixer taps, shower screen and mixer shower over. Modern white brick style tile splashbacks. Wall mounted wash handbasin with mixer taps over. Suspended WC. Shelving for storage. Downlights. Tiled flooring. Extractor.

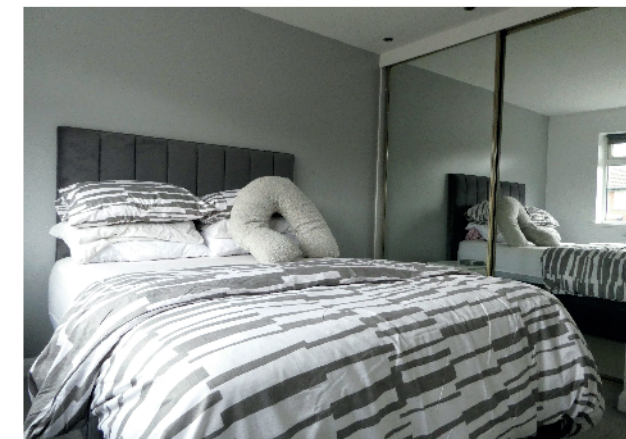
Outside

Front: Concrete paved pathway leading to front door, the remainder is laid to lawn. Covered storm porch with outside storage cupboard.

Rear garden which can be accessed from extension or side gate. Part walled and panel fencing. Small garden area which is laid to mainly paved patio.

Allocated parking to the front of the property for one vehicle.

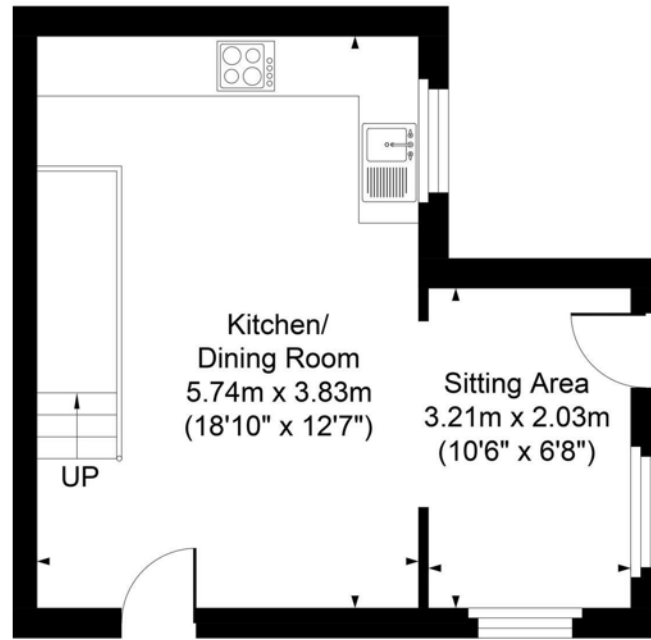
Services: All Council Tax Banding: A
Authority: Cherwell District Council
Directions: From Banbury Cross proceed north to the traffic lights and continue for just over a mile to the large roundabout. Take the right turn into Highlands and follow this road along, taking the left turn into Rosedale Avenue. Continue around into Frensham Close.



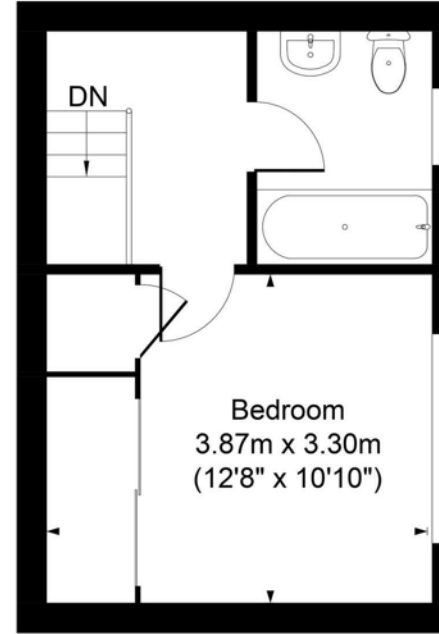




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Main House Approx. Gross Internal Area:- 51.38 sq.m. 553.14 sq.ft.



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□ Denotes restricted head height
www.dmlphotography.co.uk

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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