



142 Oxford Road, Banbury, Oxon OX16 9BD
£479,950

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





A very impressive and well established four bedroom semi-detached family home in an exclusive location set back from the Oxford Road

Hallway | Cloakroom | Living room | Kitchen/breakfast room | Dining room/second reception room | Integral garage | Four bedrooms | Family bathroom | Driveway | Garden to front and rear

Stanbra Powell are delighted to offer an individually designed four bedroom semi detached family home located to the south side of Banbury on the popular Oxford Road, boasting four double bedrooms, two reception rooms, kitchen/breakfast room, parking for two vehicles on private drive, integral garage and large well established private rear garden. Viewing is highly recommended to appreciate the spacious accommodation and potential for extension subject to planning.

Ground Floor

Wooden storm porch.

Traditional wooden front door with cast iron knocker leading into inner lobby which has glazed double doors into **hallway**.

From the hallway doors leading to living room, kitchen and dining room/second reception room. Stairs rising to first floor. Understairs storage area. Radiator.

Cloakroom: Obscured single glazed window to side aspect. White low level WC. Tiled flooring. Corner wash handbasin housing a new Green Style Worcester boiler.

Living room: Replacement double glazed bay window to front aspect. Feature tiled fireplace with tiled hearth. Single panel radiator.

Kitchen/breakfast room: Extended to an open plan kitchen/breakfast room. Kitchen area comprising of a range of base and eye level units with work surfaces and tiled splashback. Built-in extractor hood. Space for oven. One and a half stainless steel sink and drainer with mixer taps. Vinolay flooring. Breakfast area with sliding doors onto rear garden patio area. Two double glazed windows to both side aspects. Range of base level units with work surface over. Space for white goods. Double panel radiator. Small walkway with door to garage. Door to small storage (previously coal shed) and a further pantry cupboard with single glazed window. Outside wooden door to covered side area which has power. Wooden door to rear garden which has power and space for white goods.

Single integral garage: Double wooden doors, part glazed. Power and light. Consumer unit is housed here.

From the hallway into dining room.

Dining room/second reception room: Sliding patio doors onto rear garden. Tiled feature fireplace currently with radiator in front.

Large feature single glazed window halfway up the landing. Dogleg stairs leading to first floor.

First Floor

Landing: Doors leading to all bedrooms and family bathroom. Loft access.

Bedroom one: Double bedroom with single glazed window with lead lining to front aspect. Tiled feature fireplace with tiled hearth. Shower cubicle with electric Triton T8 shower over.

Bedroom two: Double bedroom with double glazed replacement window to rear aspect. Single panel radiator.

Bedroom three: Double bedroom with double glazed window to rear aspect. Single panel radiator.

Bedroom four: Double glazed window to rear aspect. Door leading to storage cupboard.

From the hallway steps leading down to family bathroom.

Family bathroom: Single glazed obscured wooden window to front aspect. Double glazed obscured window to rear aspect. White suite comprising of panelled bath with telephone style mixer tap shower attachment, WC and pedestal hand washbasin. Part tiled splashbacks. Vinolay flooring. Double panel radiator. Airing cupboard housing hot water tank.

Outside

Front: Driveway with tandem parking for four/five vehicles leading to an **integral garage** with double doors. Paved patio footpath to front door. Hedge border. Iron gate and pathway to front door and side access. The remainder of the front garden is laid to lawn. Door to side passageway access.

South/westerly facing rear garden: Private garden enclosed by panel fencing. Door leading through passageway to front of the property. Paved patio area. The majority of the garden is laid to lawn. The garden is in excess of 70 ft. Mature tree and shrub borders. Brick built BBQ. Hardstanding for greenhouse. Vegetable plot. Hardstanding for shed.

Agents Note

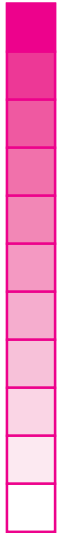
At the front of the property the actual ownership of the property extends past the hedgerow. There is a large lawned area in front of the hedgerow which is also owned by the property.

The property was rewired in December 2014.

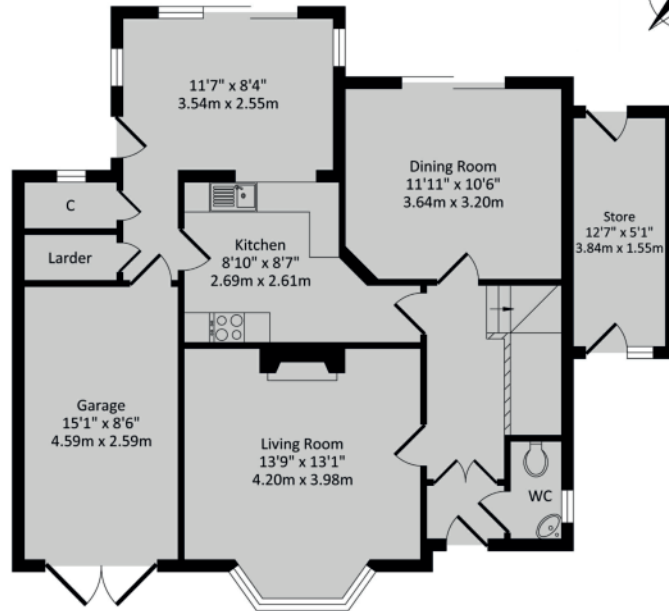
New boiler/central heating system installed with 10 year warranty.



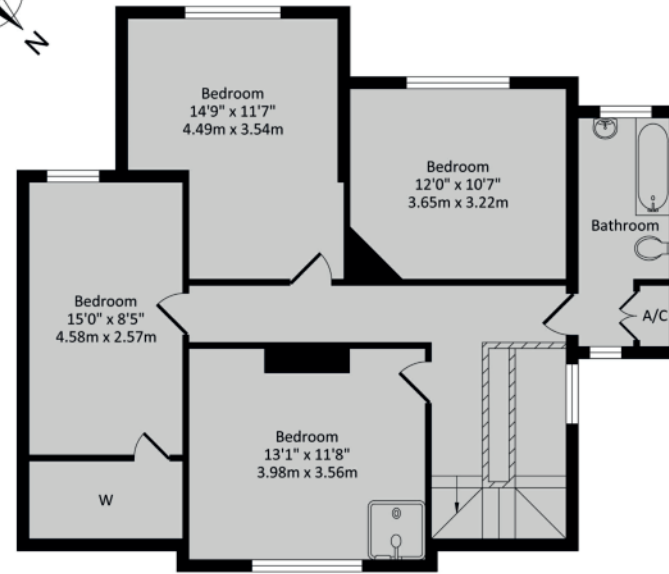




Ground Floor
862 sq.ft. (80.10 sq.m.) approx.



First Floor
840 sq.ft. (78.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	74
www.epcau.com			52

TOTAL APPROX. FLOOR AREA 1702 sq.ft. (158.20 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Important Agent's Note All services throughout the property are Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

5/6a Horsefair, Banbury,
Oxon OX16 0AA

t: 01295 221100
e: post@stanbra-

Viewing: Through appointment with Stanbra Powell



stanbra-powell.co.uk

