



8 Reid Close, Banbury, Oxon. OX16 0SZ
£270,000

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings





A terraced house providing generous sized accommodation throughout offered with no onward chain. The accommodation comprises a hallway, kitchen, living/dining room, three first floor bedrooms, shower room, garage and driveway to front. Gardens to front and rear. Gas radiator heating and UPVC double glazing.

Entrance hall / Living/dining room / Kitchen / Three bedrooms / Shower Room / Garage / Driveway / Rear Garden

A three bedroom terraced house enjoying a cul-de-sac location within walking distance of many amenities including a primary school, town centre and peoples' park.

Ground Floor

Front door leads to entrance hall.

Entrance Hall: Stairs rising off the first floor, storage cupboard, door to kitchen.

Kitchen: Comprises of a range of light wood fronted base units, tiling splash back areas, ample work surfaces. Free space for plumbing and washing machine. Space for cooker and fridge/freezer. Pantry style cupboard. Window to front aspect.

From the hallway, door through to kitchen/diner.

Living Room: Fireplace with inset living flame electric fire. Windows to rear. Doors giving access to rear.

First Floor

Landing: Access to loft

Bedroom one: Double bedroom to rear aspect with fitted wardrobe.

Bedroom two: Double bedroom to rear aspect with recess wardrobe.

Bedroom three: Double bedroom to front aspect.

Cupboard: Housing a boiler. A glow worm combination boiler for domestic water and heating. A further recess cupboard.

Double glazing throughout Gas central heating throughout.

Shower Room: A fully tiled shower cubicle. Pedestal hand basin, lower level WC and extractor.

Outside

Rear garden is enclosed by fencing. Predominantly laid to lawn. Shrubs and bushes. Garden is approximately 25 ft in length.

Front: is open plan. Area laid to lawn, concrete driveway for one vehicle leading to garage.

Garage is a semi-integral garage with electric up and open door. Door to hallway. Light and power connected.

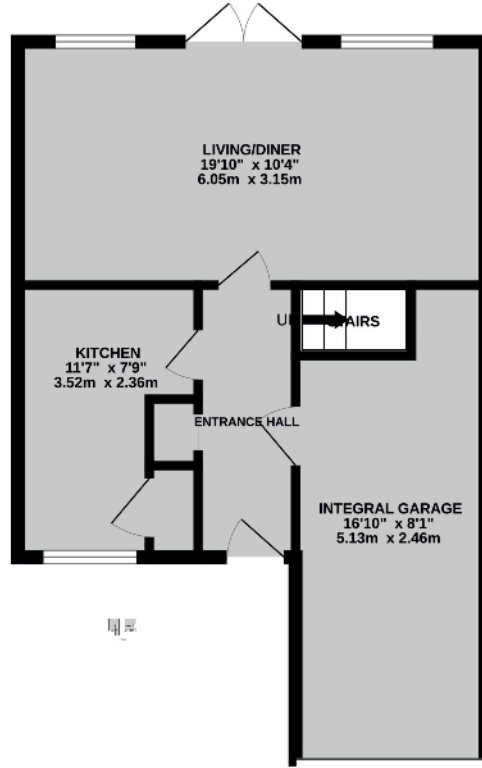
Services: All Council Tax Banding:
Authority: Cherwell District Council



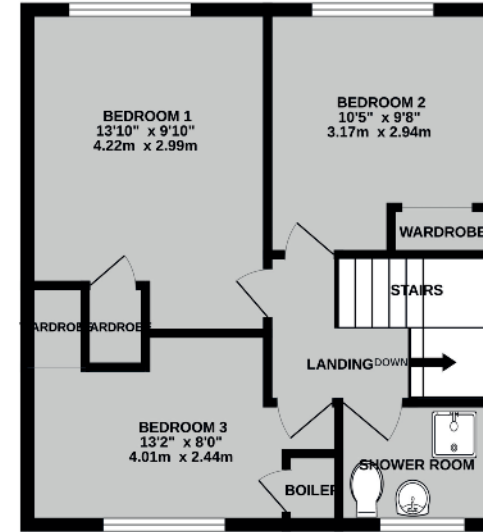




GROUND FLOOR
 504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
 434 sq.ft. (40.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(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 : 938 sq.ft. (87.1 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.
 Made with Metropix ©2024

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



5/6a Horsefair, Banbury,
 Oxon OX16 0AA
 t: 01295 221100
 e: post@stanbra-powell.co.uk

stanbra-powell.co.uk

