



22 Bettina Crescent, Banbury, Oxon OX16 1FH
£380,000

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





Immaculately presented throughout is this extensively modernised and impressive three bedroom detached family home situated on the north side of Banbury in a quiet cul-de-sac location close to local schools, amenities and on a bus route to Banbury town. Offering spacious accommodation both on the ground floor and first floor, the current owner has impressively updated the whole property including refitted kitchen, bathroom and en-suite, cloakroom, windows, composite decking and patio area in rear garden.

**Covered porch | Living room | Dining room | Kitchen |
Master bedroom | En-suite | Two further double bedrooms |
Refitted bathroom | Private rear garden | Driveway |
Garage**

Ground Floor

Composite door opens to porch, glazed door to living room.

Living room: Changed from the original design the sitting room is now separate to dining area with double glazed window to front aspect. Radiator. Door leading through to kitchen/diner. Door leading into inner hallway and stairs.

Dining room: Well-proportioned dining area with archway leading through to refitted kitchen. Sliding French doors through to garden. Contemporary style radiator.

Kitchen: Recently refitted kitchen with a range of high gloss base and wall mounted units with work surface over. Tile splashbacks. One and half grey composite sink unit with drainer and mixer taps. Integrated fittings including washing machine, fridge/freezer, double Neff oven with 5 ring gas hob and extractor hood. Double glazed window overlooking rear garden. Door leading to rear decking area and garden.

Inner hallway: Stairs rising to first floor. Door leading to cloakroom.

Cloakroom: Modern suite comprising of low level WC and vanity unit with handbasin inset. Attractive style tiled splashbacks.

First Floor

Landing: All rooms have refitted modern doors leading to all bedrooms and family bathroom. Airing cupboard. Access to loft with insulation (2018).

Master bedroom: Double glazed window to front aspect. Built-in wardrobes. Radiator. Door to en-suite.

Extended en-suite: Formerly a shower unit and sink, the current owner has cleverly reconfigured this room so it now houses a low level WC, wash handbasin with vanity unit under and single shower cubicle with rainfall shower over. Modern grey tiled splashbacks.

Bedroom two: Double bedroom with double glazed overlooking rear garden. Radiator.

Bedroom three: Double bedroom with window overlooking rear garden. Radiator.

Spacious refitted bathroom: White suite comprising of P-shaped panelled bath with shower over, low level WC and vanity unit with sink inset. Heated towel rail. Double glazed window to side.

Outside

Rear garden: Enclosed by panel fencing. Predominately laid to lawn. Composite decking to rear of the house. To the bottom left corner is a paved patio area with porcelain tiles. The garden is mainly private with established tree and hedge borders surrounding.

Front: Block paved driveway providing parking for two vehicles. Gated side access. The remainder is laid to lawn with mature tree inset.

Single garage with electric up and over door. Power and light connected, housing the central heating boiler and battery for Solar panels.

Agents Note

This property is 'A' rated on the energy performance certificate. The current owner has installed Solar Panels to the front aspect of the property which feed into a 10kw Solar edge battery situated in the garage. 10 year warranty for both Solar panels and battery. The solar panels were fitted approximately 2 years ago.

The combination boiler was installed in 2019. Fuse board/consumer unit installed in 2018. The property benefits from cavity wall insulation.

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



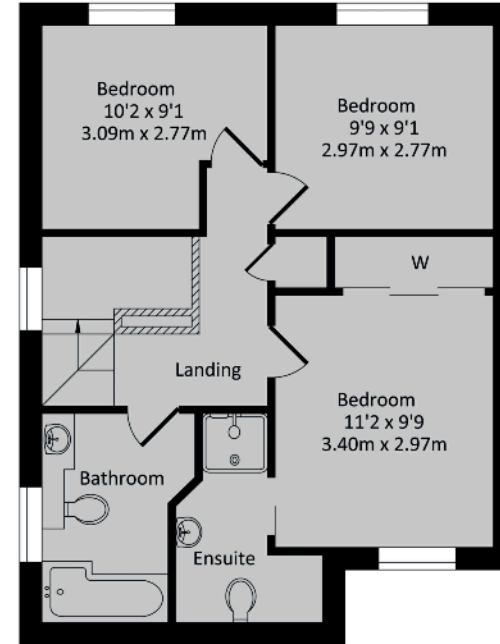
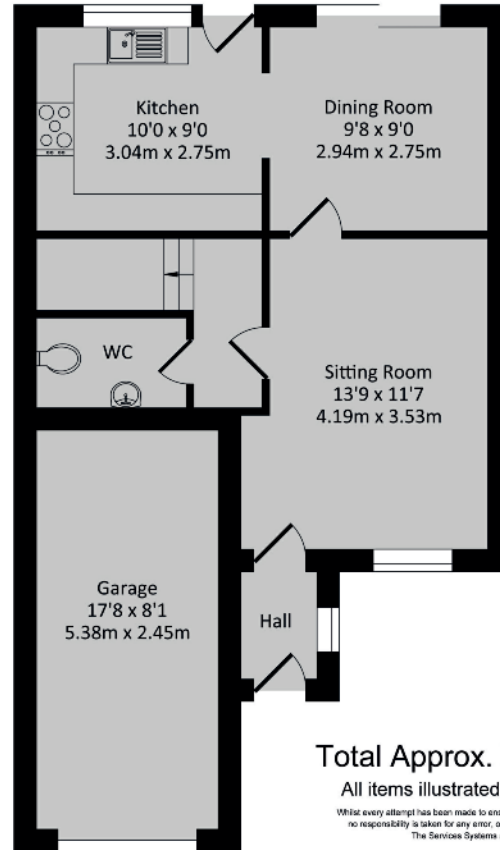




Ground Floor
 Approx. Floor
 Area 578 Sq.Ft.
 (53.70 Sq.M.)



First Floor
 Approx. Floor
 Area 502 Sq.Ft.
 (46.60 Sq.M.)



Total Approx. Floor Area 1080 Sq.Ft. (100.30 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	97	101
(81-91)	B		
(69-80)	C		
(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			

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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