



10 Danesmoor, Banbury, Oxon OX16 1PZ
£300,000

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





An enlarged versatile semi-detached house within close proximity of many amenities, offered in good decorative order throughout.

Entrance hall | Cloakroom | Living/diner | Kitchen | Family room | Study/Bedroom four | Wet room | Utility | Store room | Three bedrooms | Bathroom | Gardens to front and rear | Nearby parking

Offering excellent size and versatile accommodation throughout a spacious three/four bedroom semi-detached house within walking distance of many amenities including primary and secondary schools, arcade of shops, and bus route.

Ground Floor

Canopy porch.
Front door.

Entrance hall: Stairs rising off to first floor. Engineered oak flooring. Useful store cupboard. Thermostat for heating.

Cloakroom: Comprising of low level WC and pedestal handbasin. All walls are fully tiled.

Living/dining room: Engineered oak flooring. Box bay window to front aspect. Door giving access to further sitting room. Walkway through to kitchen.

Kitchen: Also access via hallway. Stainless steel bowl and a half inset sink unit and drainer. Integrated 5 ring Smeg gas hob with extractor over. Integrated electric oven. Free space for fridge/freezer. Integrated dishwasher. Range of contemporary wall and base units. Tiled flooring. Sliding doors giving access to further sitting room/dining room.

Sitting room/family room: Semi vaulted ceiling with Velux windows. Double glazed door giving access to rear. Window. Door through to rear lobby.

Rear lobby: Tiled flooring. Walkway through to useful store room. Door to wet room. Access to loft.

From entrance hall: **Bedroom four/study** with door to front aspect.

Wet room: Fully tiled room with shower unit and handbasin with inset vanity unit. Wall mounted towel rail. From the lobby door to utility.

Utility: Stainless steel inset sink unit and drainer. Work surface, free space and plumbing for washing machine. Space for tumble dryer. Tiled flooring.

First Floor

Landing: Access to loft. Cupboard housing Vaillant gas combination boiler for domestic hot water and central heating.

Bedroom one: Double bedroom with fitted wardrobes.

Bedroom two: Double bedroom to rear aspect.

Bedroom three: Single bedroom to front aspect.

Bathroom: Recently installed to a high specification comprising of P-shaped panelled bath with mixer tap shower unit over, handbasin with inset vanity unit and low level WC. All walls are fully tiled. Tiled flooring. Heated towel. Window to rear aspect.

Agents Note

The property has part gas and part electric heating. Gas radiator heating in the hallway and sitting room. Electric heaters in the living room and all bedrooms.

Outside

Rear garden: Enclosed by close board and fencing. Predominately laid to staggered decking, areas laid to shingle. Gate to rear.

Front: Open-plan laid to lawn. Pathway to front door.

Nearby parking.

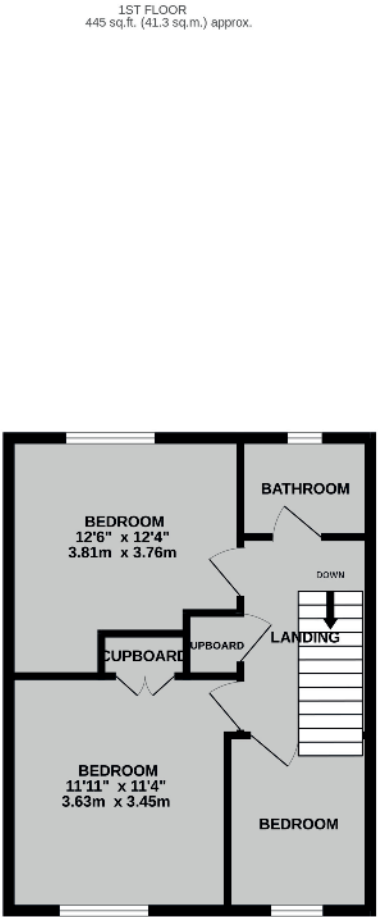
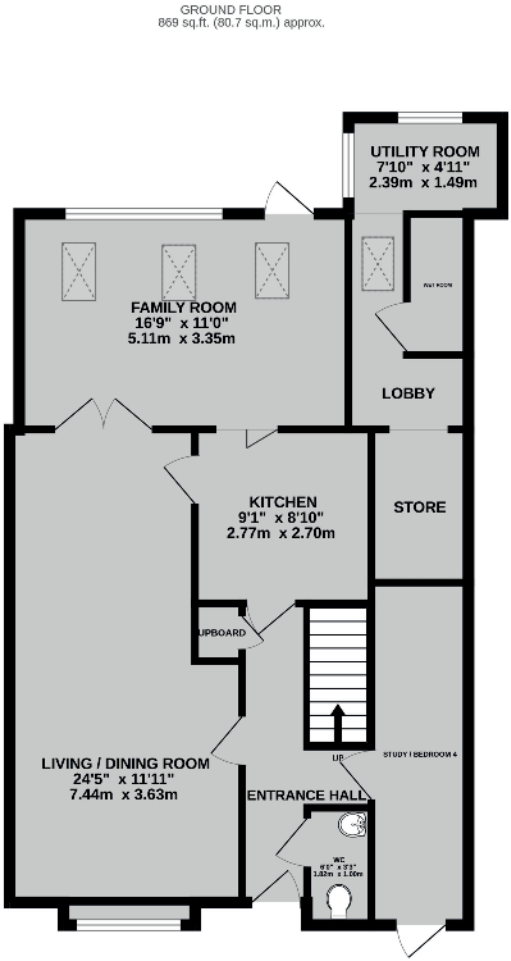
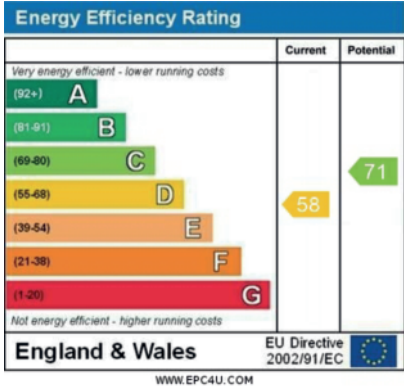
Services: All
Authority: Cherwell District Council

Council Tax Banding: B

Directions: From Banbury Cross proceed north along North Bar and at the main set of traffic lights take the left turn into the B4100 Warwick Road. Continue on this road and at the second mini-roundabout take the right turn into Ruscote Avenue, second left into Longelandes Way and continue on this road where you will find Danesmoor on the left hand side.







TOTAL FLOOR AREA: 1392sq.ft. (129.3 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



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

stanbra-powell.co.uk

