



11 Alvis Gate, Banbury, Oxon OX16 1BE
£385,000

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Property Lettings





Located at the very top of the popular Hillview development is this sizable and established three bedroom detached family home requiring a small amount of modernisation in terms of cosmetics. The property benefits from kitchen, lounge with walk through separate dining area, conservatory, three well-proportioned bedrooms, driveway parking, detached garage and corner plot with well proportioned rear garden. The property is offered with no onward chain.

Entrance hall | Cloakroom | Kitchen | Dining room | Living room | Conservatory | Three bedrooms | Bathroom | Gas central heating | Double glazing | Corner plot | Driveway | Single garage | Private rear garden | No onward chain

Ground Floor

Obscured part double glazed door leading to entrance hall.

Entrance hall: Obscured double glazed window alongside front door. Radiator. Doors leading to living room, kitchen and cloakroom. Stairs rising to first floor.

Cloakroom: Obscured double glazed window. Suite comprising of low level WC and corner wash handbasin with tiled splashbacks. Vinyl flooring.

Kitchen: Double glazed window to front. Fitted with a range of base and wall mounted units with work surface over. One and a half stainless steel sink unit with mixer taps. Tile splashbacks. Integrated oven, hob and extractor. Wall mounted Ideal Logic boiler. Vinyl flooring. Doors leading through to dining room and rear lobby.

Dining room: Two double glazed windows overlooking rear garden. Radiator. Understairs storage cupboard. Comfortable space for 6 seater dining table. Archway leading through to living room.

Living room: Dual aspect room with double glazed window to front. Double glazed doors onto conservatory. Two radiators. Feature fireplace. Door into entrance hall.

Conservatory: Part brick and double glazed construction. Plastic roofing. Tiled flooring. Double glazed patio doors onto rear garden.

Rear lobby which could be used as a utility area. Power and light. Double glazed window to side and front aspect. Tiled flooring. Part obscured double glazed door leading to side gated entrance and entrance to rear garden. Gated side entrance leads out onto driveway parking and garage. Gated access leads to rear garden.

First Floor

Landing: Double glazed window overlooking rear garden. Radiator. Spacious airing cupboard housing hot water tank. Doors leading to all three bedrooms and family bathroom.

Bedroom one: Double bedroom with double glazed window to front aspect. Radiator. Built-in wardrobes with sliding doors. Further wardrobes with seated vanity area.

Bedroom two: Double bedroom with double glazed window to front aspect. Radiator. Wardrobes with sliding doors.

Bedroom three: Well-proportioned single bedroom with double glazed window overlooking rear garden. Radiator. Large walk-in cupboard.

Bathroom: Obscured double glazed window to rear. Fitted with a white suite comprising of panelled bath, low level WC, pedestal hand basin. Tile splashbacks. Radiator.

Outside

Front: Block paved pathway leading to front door. Step to front door. Sitting on a corner plot the front has a lawned area to side and front with block paved **driveway** providing off road parking for one vehicle leading to garage.

Rear garden: Patio paved pathway from rear lobby leading out onto small paved patio area. Paved steps leading to rear garden. Predominately laid to lawn, enclosed by panel fencing. Private garden with established tree and hedge borders. The garden is raised, dwarf brick wall. Access to conservatory. Hardstanding for shed and greenhouse.

Standalone garage: Brick construction with pitched roof. Single glazed window to rear. Up and over door to front.

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

Directions: From Banbury Cross proceed north to the traffic lights, taking the left turn to the B4100 Warwick Road and continue along this road for approximately half a mile, turn right at the second roundabout into Ruscot Avenue, first left into Sinclair Avenue. Continue into Austin Drive and Riley Drive which in turn continues onto Alvis Gate.



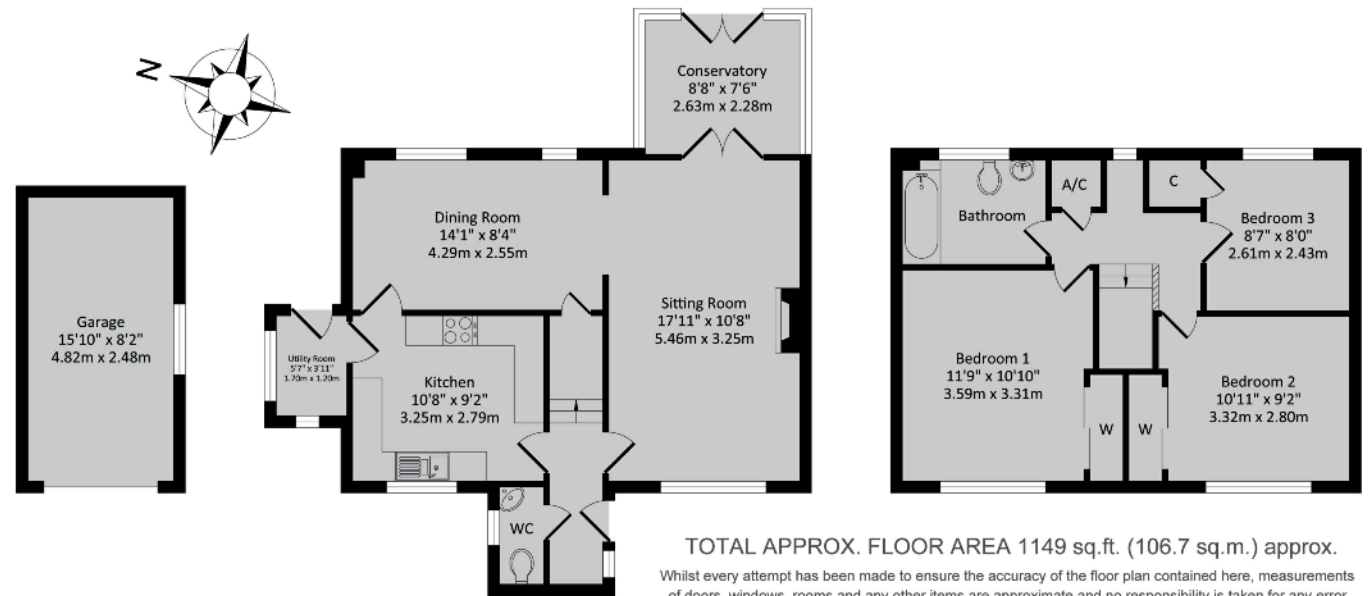


Garage
 129 sq.ft. (12.0 sq.m.) approx.

Ground Floor
 572 sq.ft. (53.10 sq.m.) approx.

First Floor
 448 sq.ft. (41.60 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(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		



TOTAL APPROX. FLOOR AREA 1149 sq.ft. (106.7 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 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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