



17 Leigh Grove, Banbury, Oxon OX16 9LN
'Guide Price' £260,000

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





A two bedroom semi-detached bungalow conveniently located within close proximity of many amenities which would now benefit from updating. The property is offered for sale with no onward chain and is complemented by a generous size rear garden.

**Small entrance porch | Entrance hall | Living room |
Kitchen | Two bedrooms | Shower room | Single garage |
Tarmac driveway | Garden to rear |**

Accommodation

Entrance via side of the property via two double glazed doors. **Small entrance porch** with part glazed wooden door into entrance hall.

Entrance hall: Two cupboards, one housing the hot water cylinder, one housing the central heating boiler. Radiator. Loft access. Doors leading to living room, kitchen, both bedrooms and shower room.

Living room: Large double glazed window overlooking rear garden. Radiator. Tiled fireplace with wooden surround. Laminate wood flooring.

Kitchen: Large window overlooking rear garden. Currently fitted with a range of base mounted units with work surface over. Fully tiled splashbacks. Stainless steel sink unit with mixer taps. Space for white goods. Integrated electric hob and extractor. Vinyl flooring. Wooden door leading out into garage.

Bedroom one: Double bedroom to front of the property. Large double glazed window overlooking front.

Bedroom two: A well-proportioned single bedroom or small double with double glazed window overlooking front of the property.

Shower room: Obscured oduble glazed window to side. Fully tiled splashbacks with tiled floor. Corner shower unit with glass door, electric Triton shower over. Low level WC. Wall mounted wash handbasin.

Outside

Single garage to the side of the property, single storey with double doors opening onto driveway. Single glazed window. Power and light in the garage. Wooden door leading onto rear attached shed/workroom.

Wooden constructed lean-to work store with two doors leading onto garden. Two double glazed windows.

Rear garden: Raised decking area looking out onto a fairly level rear garden which is predominantly shingled enclosed by panel fencing and brick wall. Established trees as borders. Currently two work sheds.

Front: **Tarmac driveway** for two vehicles leading down to single garage. Covered car port. The remainder of the front was once landscaped with split levels. Predominantly shingled with a number of established hedge, bushes and plants.

Agents Note

The property has Solar Panels to front aspect.

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

Directions: From Banbury Cross proceed west along West Bar for approximately 400 yards, taking the left turn into Beargarden Road and immediately right into Kingsway. Leigh Grove is the first turn on the left hand side.

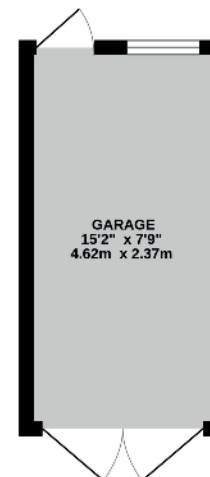
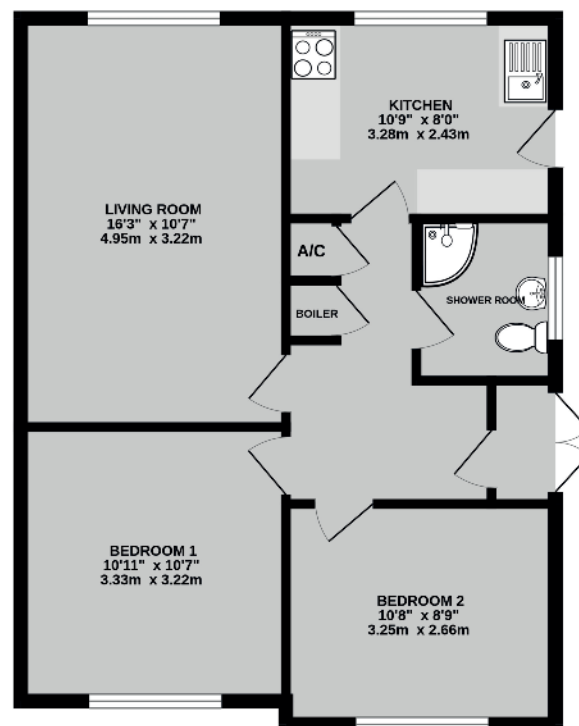
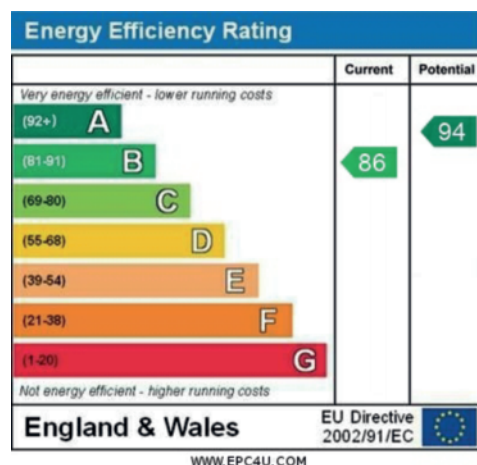






GROUND FLOOR

705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA: 705 sq.ft. (65.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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 vendor, agent and any other person involved in the sale of the property make no guarantee as to their accuracy or efficiency can be given.

Black with Metreps 12/2010

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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