



7 Colegrave Road, Bloxham, Banbury, Oxon OX15 4NT
£399,950

Stanbra
Powell

Estate Agents
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Property Lettings





An extremely well presented three bedroom semi detached home located in the popular village of Bloxham.

Entrance hallway | Living room | Refitted kitchen/dining room | Utility room | Playroom/Office | Cloakroom | Three bedrooms | Refitted bathroom | Good size rear garden | Driveway | Garage

Located in the much sought after village of Bloxham within easy walking distance of many amenities including shops and well regarded primary and secondary schools, is this well presented three bedroom semi detached home. The property has been updated by the current owners and now benefits from a refitted open plan kitchen/dining room, playroom/study, good size rear garden, three first floor bedrooms, refitted bathroom and driveway for two/three vehicles. Viewing is highly recommended.

Ground Floor

Access via composite door to entrance hallway.

Entrance hallway: Amtico flooring. Stairs rising to first floor. Doors to ground floor accommodation. Understairs storage cupboard housing metal fuse box (fitted in 2020).

Living room: Good size living room with large UPVC double glazed window to front aspect. Chimney breast. Radiator. Large opening to kitchen/dining room.

Kitchen/dining room: Kitchen refitted in 2020. Range of base and eye level units. Hardwood worktop. Built-in one and a half bowl sink unit with swan neck tap. Built-in double oven. Built-in 4 ring induction hob. Built-in dishwasher. Built-in full height fridge. Built-in full height freezer. Tiling to splashback areas. Sunken spotlights. Window overlooking garden. Amtico flooring throughout this room. Exposed brick clad wall. Column radiator. Breakfast bar. Double doors opening onto rear garden.

Utility room: Range of base and eye level units with hardwood worktop. Built-in sink unit with swan neck tap. Space and plumbing for washing machine and dryer. Tiling to splashback areas. Amtico flooring. Window and door opening to rear patio. Feature vertical radiator. Door to playroom/office.

Playroom/Office: Laminate wood flooring. Vertical radiator. Skylight. Sunken spotlights. Door to cloakroom.

Cloakroom: Two piece white suite comprising of low level WC and wash handbasin with built-in storage underneath. Laminate wood flooring. Heated towel rail. Sunken spotlights.

First Floor

Landing: Access to loft. Loft houses Glow worm combination boiler (serviced regularly by the current owners). Window to side aspect. Airing cupboard.

Bedroom one: Good size double bedroom, overlooking rear garden. Radiator.

Bedroom two: Double bedroom to front aspect. Radiator.

Bedroom three: Single bedroom to front aspect. Radiator.

Bathroom: Refitted three piece white suite comprising of low level WC, wash handbasin and panelled bath with rainfall shower over and separate shower attachment. Tiling to splashback areas. Heated towel rail. Underfloor heating. Sunken spotlights. Windows to rear and side aspects.

Agents Note

All internal doors are Oak.
Windows were refitted in 2020.
The rear patio and front pathway are Italian porcelain tiles.

Outside

Front: Mostly laid to shingle with paved patio pathway leading to front door and to front of the garage. Electric charge point.

Garage: Roller door. Power and light connected.

Covered walkway leading to rear garden.

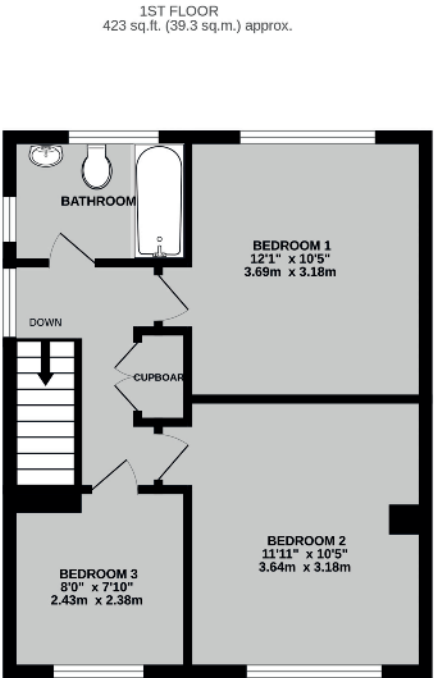
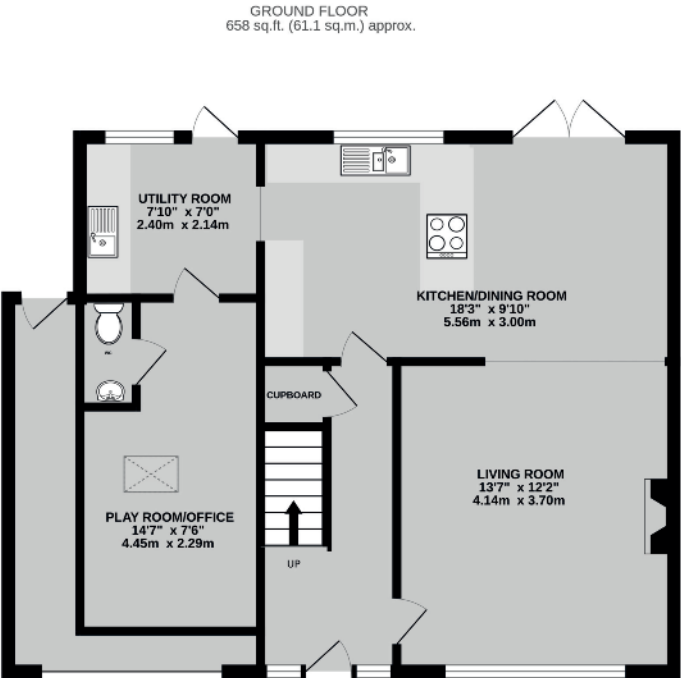
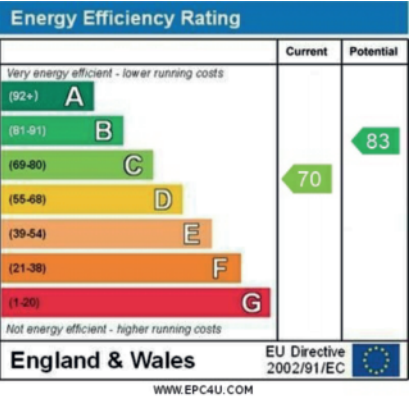
Rear garden: Large L-shaped patio. The rest of the garden is mostly laid to lawn. Pathway to patio seating area. Hardstanding for shed. The garden is enclosed by mostly timber panel fencing. Outside tap and power point. Access to side passageway.

Services: All
Authority: Cherwell District Council

Council Tax Banding: C







TOTAL FLOOR AREA : 1081 sq.ft. (100.4 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



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