



8 St Marys Road, Adderbury, Banbury, Oxon OX17 3HB
£485,000

Stanbra
Powell

Estate Agents
Valuers
Property Lettings





Versatile detached bungalow enjoying generous size plot, located within this sought after cul-de-sac on the edge of this well-served village.

Entrance hall | Living room | Kitchen | Master bedroom with en-suite | Further reception room | Second bedroom | Bathroom | Enclosed rear garden | Garden to front | Driveway | Garage

Providing well proportioned accommodation throughout, a well maintained enlarged two bedroom detached bungalow with garage and driveway. The property enjoys a generous plot providing scope for further extensions as well as a loft conversion subject to planning permissions.

Accommodation

Double glazed front door leads to spacious entrance hall.

Entrance hall: Access to loft providing potential to convert (subject to necessary planning permissions). Housed in the loft is a newly installed gas combination boiler for domestic hot water and central heating. The loft is boarded and has a light. Thermostat for heating. Door to kitchen. Door to living room.

Living room: Feature fireplace with inset living flame electric fire. Double glazed windows to front and side aspects.

Kitchen: Stainless steel inset sink unit and drainer. Range of oak fronted wall and base units. Tiling to splashback areas. Window overlooking garden. Tiled flooring. Door giving access to side aspect.

From the hallway door to master bedroom.

Master bedroom: Double bedroom. Fitted wardrobes. Door giving access to en-suite.

En-suite: Fully tiled shower cubicle, low level WC and wall mounted handbasin. Further tiling to splashback areas. Window to rear aspect. Tiled flooring. Radiator.

Further reception room: Double glazed sliding doors giving access to garden. Two windows to side aspect.

From the hallway door to bedroom two.

Bedroom two: Double bedroom to front aspect.

Bathroom: White suite comprising of panelled bath, handbasin with inset vanity unit and low level WC. All walls are fully tiled. Airing cupboard.

Outside

Rear garden: Enclosed by close board and fencing and brick walling. Predominately laid to lawn. Hardstanding for shed. Flower beds, shrubs, bushes and trees. The garden measures approximately 60 ft width x 60 ft length. Patio area to rear. Further patio area to side. Access front to back via wrought iron gate.

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

Paved driveway to side providing off road parking for several vehicles leading to single garage.

Garage: Brick construction. Double doors to front. Light and power connected.

Adderbury

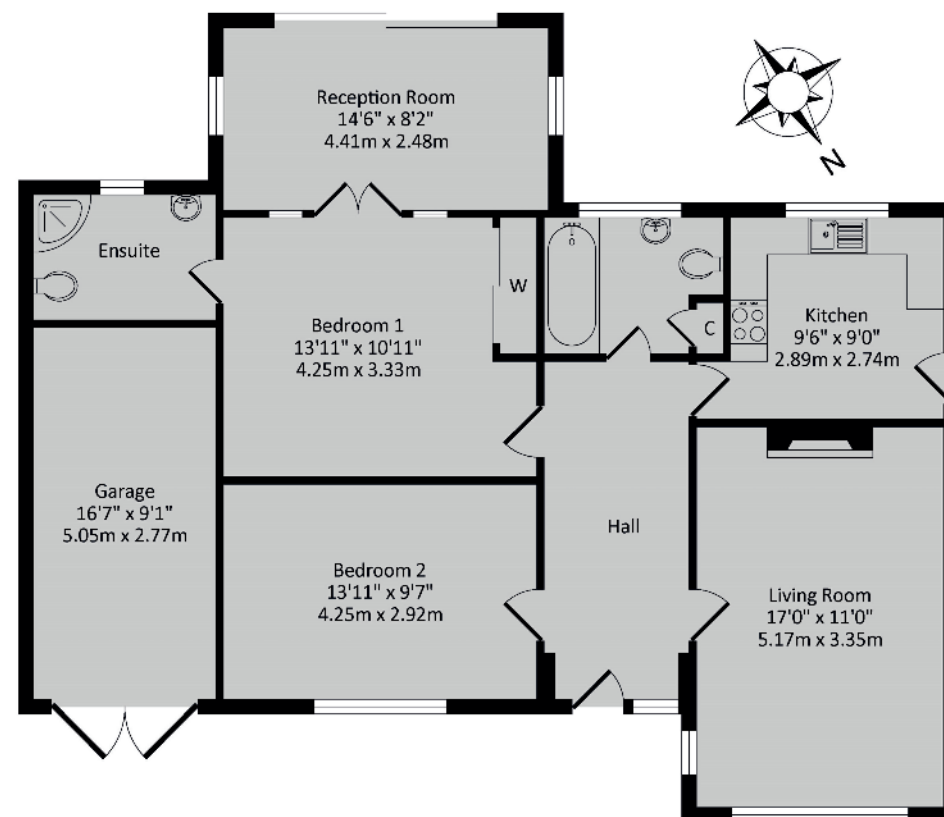
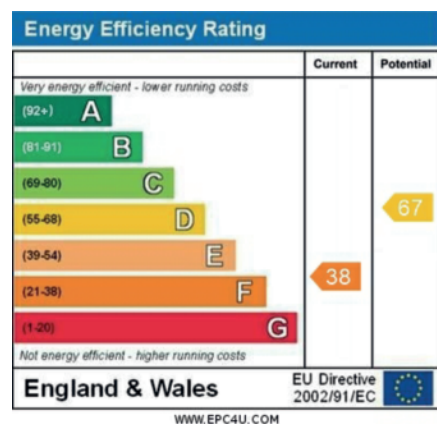
The popular village of Adderbury to the South of Banbury offers a range of amenities including public houses, primary school and a tennis and squash club. Warriner secondary school can be found in the nearby village of Bloxham. Further amenities can be found in Banbury with access to Junction 11 M40 and railway station.

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

Directions: From Banbury Cross proceed south along South Bar and onto the Oxford Road heading out of Banbury for approximately three miles. Upon entering Adderbury, take the first right turn into Berry Hill Road and continue to the end of the road. Take the first left turn into St Mary's Road.







TOTAL APPROX. FLOOR AREA 1054 sq.ft. (97.90 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.

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

