



71 Longford Park Road, Bodicote, Banbury, Oxon OX15 4SZ
£105,000 Leasehold

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings

An extremely well presented and spacious three bedroom 'Shared ownership' property.

Entrance hallway | Living room | Kitchen/dining room | Cloakroom | Three good size bedrooms | Bathroom | South/west facing rear garden | Allocated parking for two vehicles | Double glazing | Gas central heating | 30% Share

Located on the popular Longford Park development is this extremely well presented and spacious three bedroom home. The property benefits from good size living room, kitchen/dining room, three spacious bedrooms, family bathroom and pleasant south/west facing rear garden. There is allocated parking at the rear for two vehicles. The property is being sold as a 'Shared ownership' property with a 30% share.

Ground Floor

Entrance via composite door to entrance hallway.

Entrance hallway: Laminate wood flooring. Radiator. Stairs rising to first floor. Built-in shoe and coat storage cupboard understairs.

Cloakroom: Two piece white suite comprising of low level WC and wash handbasin with tile splashback. Extractor fan. Radiator. Laminate wood flooring.

Living room: UPVC double glazed window to front aspect. Laminate wood flooring. Two radiators. Door through to kitchen/dining room.

Kitchen area: Range of base and eye level units with laminate worktop. Built-in oven, 4 ring gas hob with extractor hood above. Stainless steel sink unit with swan neck tap. Space for washing machine. Space for fridge/freezer. Sunken spotlights. UPVC double glazed window overlooking rear garden.

Dining area: Radiator. Plenty of space for dining table and chairs. Double glazed composite door leads to rear garden.

First Floor

Landing: Access to loft. Airing cupboard.

Bedroom one: Excellent size double bedroom with UPVC double glazed window to rear aspect. Radiator.

Bedroom two: Good size double bedroom with UPVC double glazed window to front aspect. Radiator.

Bedroom three: Good size single bedroom with UPVC double glazed window overlooking rear garden. Radiator.

Bathroom: Three piece white suite comprising of low level WC, wash handbasin and panelled bath with shower attachment over. Tiling to splashback areas. Radiator.

Outside

Rear garden: South/west facing aspect with paved patio feature seating area, pathway leading to rear of the garden. Hardstanding for shed. The rest of the garden is mostly laid to lawn enclosed by timber panel fencing and brick walling. Raised planter enclosed by sleepers. Gate to the rear.

Two allocated parking spaces for this property.

Agents Note

The price of £105,000 represents a 30% share of the full price. Buyers are able to purchase a larger share and the property can be staircased up to 100% ownership. This would be subject to the approval of Bromford Housing.

There will be a monthly rent payable for the remaining 70% share. The owners currently pay £590.12 pcm which also includes the service charge. And buildings insurance.

This property has a lease with 119 years remaining.

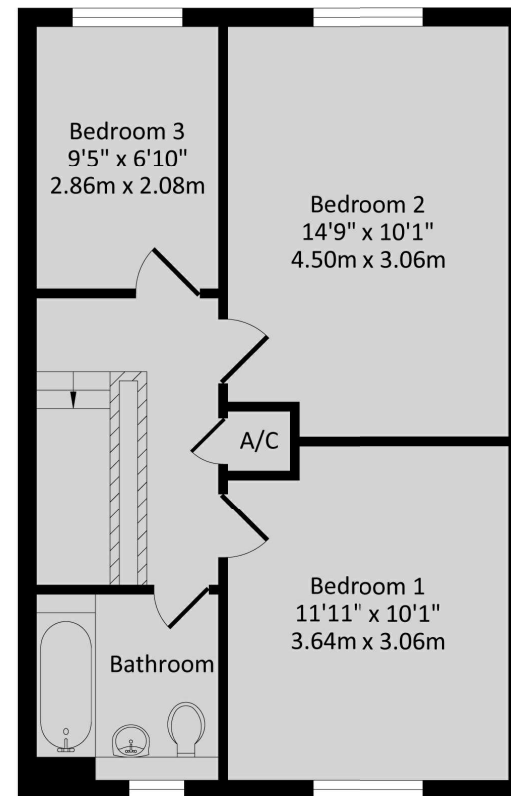
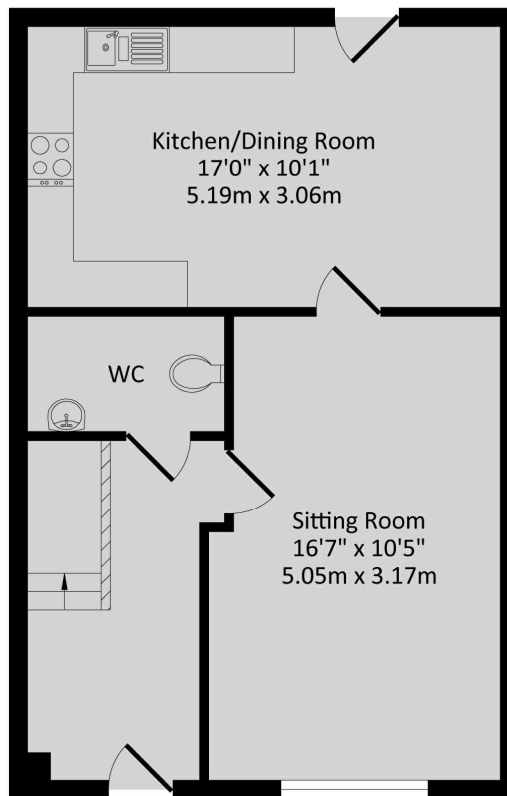
Services: All Council Tax Banding: D
Authority: Cherwell District Council
Directions: Upon leaving Banbury on the Oxford Road and entering Bodicote take the second left turn into the Longford Park development, signposted as Longford Park Road.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	84	96
(81-91) B		
(69-90) 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 908 sq.ft. (84.40 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,

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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