



49 Browning Road, Banbury, Oxon OX16 9LA
£410,000

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





An extremely well presented semi-detached house providing generous size accommodation throughout and complemented by a mature and established rear garden.

Entrance porch | Entrance hall | Living/diner
| Kitchen/breakfast room | Utility (formerly part of garage)
| Store (formerly part of garage) | Master bedroom with
en-suite, three further first floor bedrooms | Bathroom | Gas
central heating with radiators in all rooms | UPVC double
glazing | Gardens to front and rear | Block paved driveway

Located on the popular sought after Poet's corner development, a four bedroom semi-detached house providing well-proportioned accommodation throughout enjoying a no-through road position within walking distance of many amenities including both primary and secondary schools.

Ground Floor

Front door.
Entrance porch. Walkway through to entrance hall.

Entrance hall: Stairs rising to first floor. Thermostat for heating. Door through to living/diner.

Living/diner: Dual aspect room with windows to front, sliding patio doors to rear. Laminate wood flooring. Door through to kitchen/breakfast room.

Kitchen/breakfast room: Stainless steel bowl and a half inset sink unit and drainer. Comprehensive range of contemporary light wood fronted wall and base units. Ample work surfaces. Breakfast bar with seating under. Free space for Range cooker. Stainless steel canopy extractor. Free space and plumbing for dishwasher. Integrated fridge/freezer. Ample work surfaces. Window overlooking garden. Door giving access to garden. Door to utility.

Utility (formerly part of garage): Inset sink unit and drainer. Corian work surfaces. Free space and plumbing for washing machine. Space for tumble dryer. Wall mounted Glow Worm gas boiler for domestic hot water and central heating. Further range of wall and base units. Door through to store.

Store room (formerly part of the garage): Metal up and over door to front aspect.

First Floor

Landing: Access to loft. Airing cupboard.

Master bedroom: Double bedroom to front aspect with fitted wardrobes. Door to en-suite bathroom.

En-suite: Tiled bath with Triton T80 XR electric shower over, handbasin and low level WC. Tiling to splashback areas. Heated towel rail.

Bedroom two: Double bedroom to rear aspect.

Bedroom three: Double bedroom to front aspect.

Bedroom four: Single bedroom to rear aspect.

Bathroom: Contemporary white suite comprising of tiled bath with Mira Sprint electric shower unit over, handbasin with inset vanity unit and low level WC. Heated towel rail. All walls are fully tiled. Two windows to rear aspect.

Outside

Rear garden: Mature and established laid to lawn. Areas laid to shingle. Two decking areas. Raised flower beds. Enclosed by close board and fencing. Outside tap. Outside power point. Outside lights. The garden measures approximately 55 ft in length.

Front: Block paved driveway providing off road parking for two vehicles. Areas laid to shingle. Shrubs and bushes. Pathway to front door.

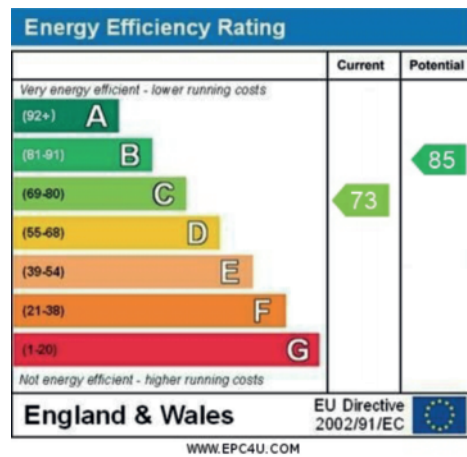
Services: All Council Tax Banding: C
Authority: Cherwell District Council

Directions:

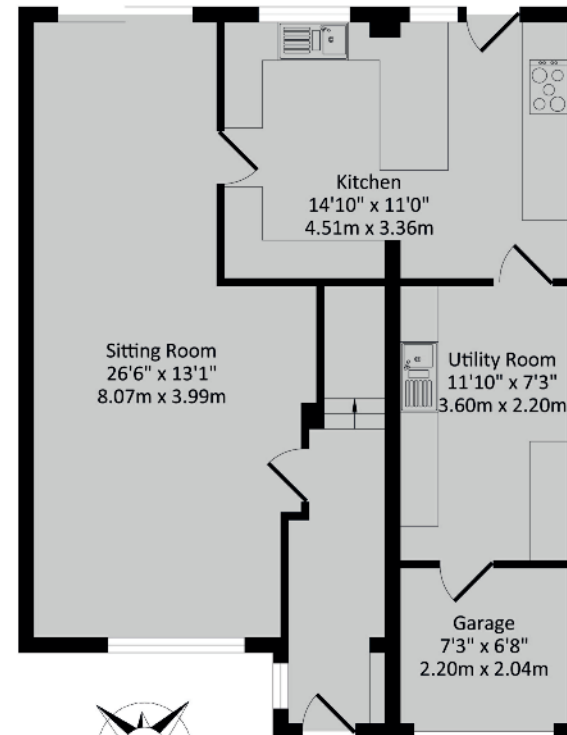
From Banbury Cross proceed south on the Oxford Road, taking the right turn into the A361 Bloxham Road. Continue along this road and Browning Road is the fourth turning on the right.



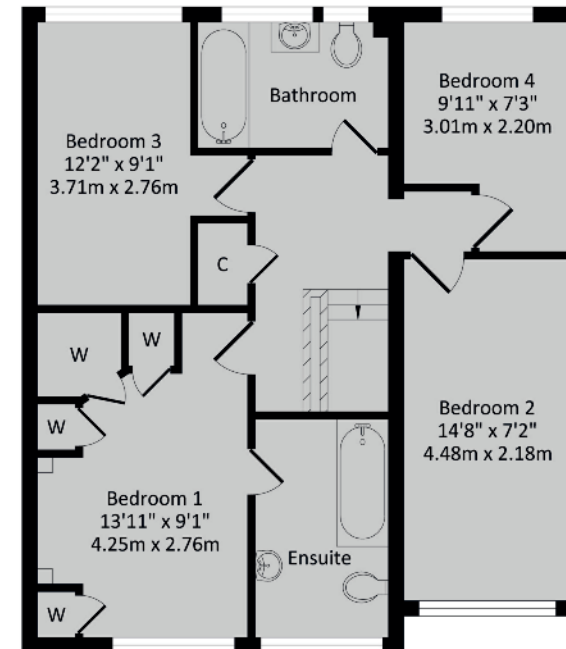




Ground Floor
 653 sq.ft. (60.70 sq.m.) approx.



First Floor
 596 sq.ft. (55.40 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1249 sq.ft. (116.10 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



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