



47 Mewburn Road, Banbury, Oxon OX16 9PQ
£325,000

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





A well presented two bedroom semi-detached bungalow close to amenities.

Entrance hallway | Living room | Kitchen/breakfast room | Shower room | Two bedrooms | Pleasant rear garden | Driveway | Gas central heating | Double glazing | No onward chain

Located within easy walking distance of the town centre and local shops is this well presented two bedroom semi-detached bungalow. The property benefits from a spacious living room, kitchen/breakfast room, two good size bedrooms, refitted shower room, driveway and pleasant rear garden. The property is offered for sale with no onward chain.

Accommodation

Covered porch with terracotta tiled floor. UPVC double glazed door to entrance hallway.

Entrance hallway: Radiator. Access to loft. Storage cupboard. Doors to all accommodation.

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

Bedroom two: UPVC double glazed window to front aspect. Radiator.

Shower room: Refitted three piece white suite comprising of low level WC, wash handbasin and corner shower unit with electric shower over. Heated ladder towel rail. Fully tiled walls. Laminate wood flooring. UPVC double glazed obscured window to side aspect.

Living room: Spacious room. Radiator. Gas fire. UPVC double glazed double doors opening onto rear patio.

Kitchen/breakfast room: A range of base and eye level units. Laminate worktop. Tiling to splashback areas. Built-in sink unit. Space for washing machine. Space for fridge/freezer. Space for gas cooker. Space for washing machine. Wall mounted Worcester boiler. Laminate tile effect flooring. Space for dining table and chairs. UPVC double glazed window overlooking rear garden. UPVC double glazed door to patio area.

Outside

Front: Block paved driveway for two/three vehicles. The rest of the front garden is mostly laid to lawn.

Rear garden: Large paved patio area. Outside tap. Outside power point. Gated side access. The rest of the garden is mostly laid to lawn with secondary circular patio area to the rear of the garden. Raised flower beds. The garden is enclosed by timber panel fencing.

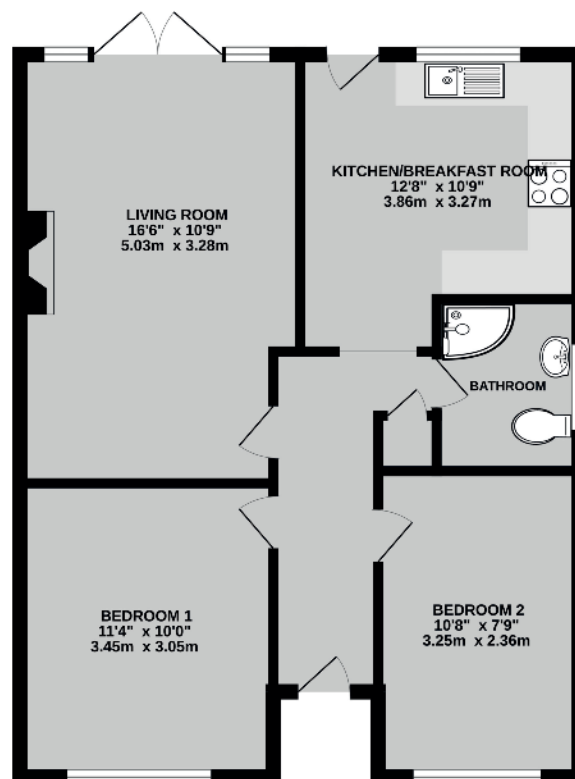
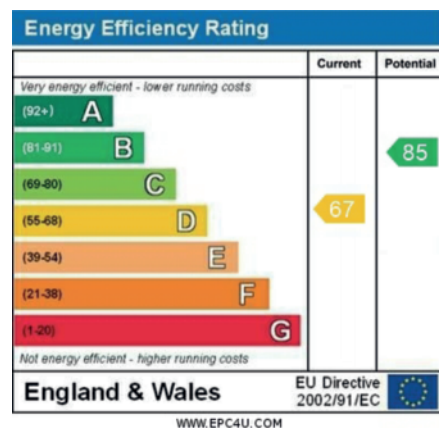
Services: All Council Tax Banding: C
Authority: Cherwell District Council

Directions: From the Banbury Cross proceed along West Bar and turn left onto Beargarden Road, first right into Kingsway, then first right into Mewburn Road.





581 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA - 581 sq.ft. (53.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and equipment shown have not been tested and no guarantee is given as to their condition or efficiency can be given.
 Made with: Metropix 03/2025

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.

5/6a Horsefair, Banbury,
 Oxon OX16 0AA
 t: 01295 221100
 e: post@stanbra-powell.co.uk



stanbra-powell.co.uk

Viewing: Through appointment with Stanbra Powell

