



4 Brooke Road, Banbury, Oxon OX16 9QX
£315,000

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





A three bedroom terraced home located in popular area of Banbury.

Entrance porch | Living/dining room | Kitchen | Three bedrooms | Bathroom | Pleasant rear garden | Driveway | Garage | Gas central heating | UPVC double glazing | No onward chain

Located on the ever popular Poet's Corner development on the south side of Banbury is this three bedroom terraced home. The property has been well maintained by the owner and benefits from driveway, garage, pleasant rear garden, living/dining room, kitchen, three good size bedrooms and bathroom. This property is offered for sale with no onward chain.

Ground Floor

UPVC double glazed door to entrance porch.

Entrance porch: Double glazed obscured window to front aspect. Access through single glazed wooden door to living/dining room.

Living area: Radiator. UPVC double glazed leaded light window to front aspect. Stairs rising to first floor. Understairs storage cupboard.

Dining area: Radiator. UPVC double glazed sliding patio door onto rear patio.

Kitchen: Range of base and eye level units with laminate worktop. Built-in sink unit. Built-in oven with 4 ring electric hob with extractor over. Built-in fridge/freezer. Space and plumbing for washing machine. Tiling to splashback areas. Cupboard housing Baxi boiler. UPVC double glazed window overlooking rear garden. Tiled flooring. UPVC double glazed door leading to garden area.

First Floor

Landing: Radiator. Access to loft.

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

Bedroom two: Double bedroom with UPVC double glazed window front aspect. Radiator.

Bedroom three: UPVC double glazed window overlooking rear garden. Radiator.

Bathroom: Refitted three piece white suite comprising of low level WC, wash handbasin with built-in storage cupboard underneath, P-shaped bath with power shower over and central mixer tap. Radiator. UPVC double glazed obscured window front aspect. Airing cupboard housing hot water tank.

Outside

Front: Block paved driveway for two/three vehicles.

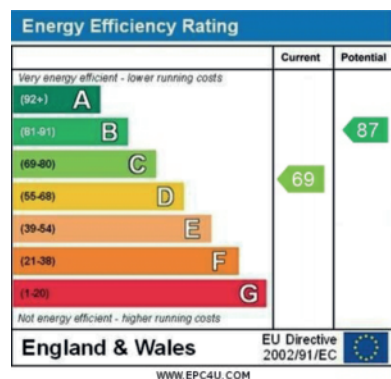
Rear garden: Mostly laid to patio with mature flower and shrub borders with flower and shrub borders. The garden is enclosed by timber panel fencing. Access gate to rear. Outside tap.

Single garage: Metal up and over door. Power and light connected. Wall mounted trip switch fuse box.

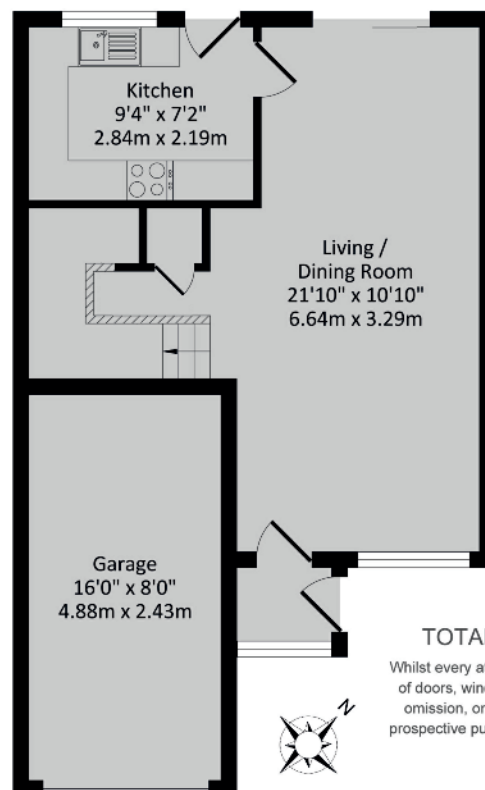
Services: All **Council Tax Banding:** C
Authority: Cherwell District Council



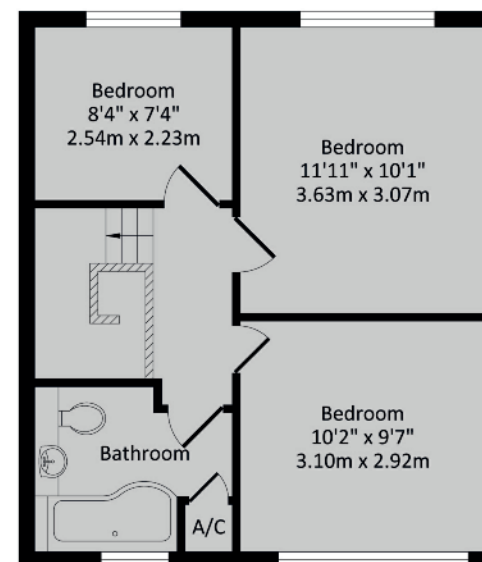




Ground Floor
 500 sq.ft. (46.50 sq.m.) approx.



First Floor
 407 sq.ft. (37.80 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 907 sq.ft. (84.30 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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