



2 Kingston Close, Middleton Cheney, Banbury OX17 2LH
£299,950

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





A detached bungalow enjoying cul-de-sac location within this sought after well served village.

Entrance hall | Living room | Kitchen | Two bedrooms |
Shower room | Gardens to front and rear | Garage |
Driveway | Double glazing

A two bedroom detached bungalow providing well-proportioned accommodation throughout benefiting from newly installed kitchen and shower room. The property has recently been re-decorated and has a modern gas central heating system. The property is offered for sale with no onward chain.

Accommodation

Front door.

Entrance hall: Useful storage cupboard. Access to loft. Radiator.

Living room: To front aspect. Stone fireplace. Radiator.

Kitchen: Newly installed comprising of stainless steel inset sink unit and drainer, electric 4 ring hob with electric oven under and extractor over. Range of contemporary wall and base units. Tiling to splashback areas. Complementary work surfaces. Free space and plumbing for washing machine. Space for fridge/freezer. Wall mounted Ideal gas boiler for domestic hot water and central heating. Radiator.

Bedroom one: Double bedroom to rear aspect with patio doors giving access to garden. Radiator.

Bedroom two: Generous single bedroom to rear aspect. Window to rear. Window to side. Radiator.

Shower room: Contemporary white suite comprising of wall hung handbasin with drawers under, low level WC and fully tiled shower cubicle with Aqualisa thermostatic shower. Further tiling to splashback areas. Tiled flooring. Double glazed window. Radiator.

Outside

Rear garden: Laid to shingle. Patio areas. Shrubs and bushes. Tree. The garden measures approximately 35 ft in length. Hardstanding for greenhouse.

Garage: Timber construction. Double doors to front.

Long driveway providing off road parking for several vehicles.

Garden to front which is laid to shingle with inset shrubs and bushes.

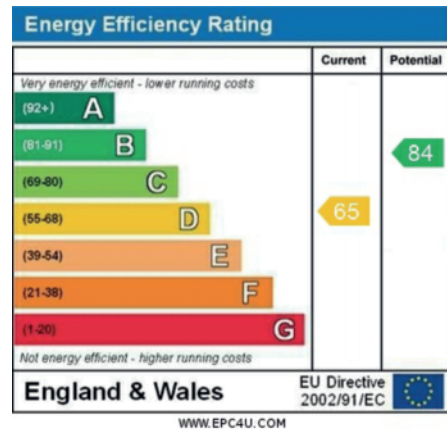
Middleton Cheney

Middleton Cheney lies approximately three miles east of Banbury and 2 miles east of Junction 11 of the M40. There is easy access to Banbury railway station with regular trains to London and Birmingham. Within the village amenities include primary and secondary schooling, nursery and pre-school, library, mini-supermarket, chemist, post office and shops. There is a bus service, church and public house.

Services: All Council Tax Banding: C
Authority: South Northants Council

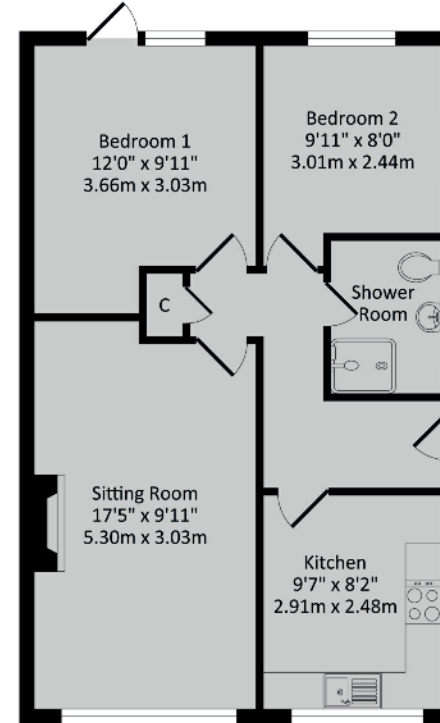
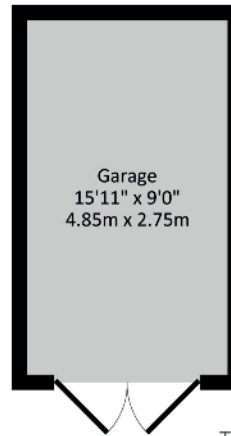






Garage
 143 sq.ft. (13.30 sq.m.) approx.

Ground Floor
 544 sq.ft. (50.50 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 687 sq.ft. (63.80 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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