



52 Stroud Close, Banbury, Oxon OX16 3ZN
Guide Price £425,000

Stanbra
Powell

Estate Agents
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Property Lettings





A four bedroom detached family home, close to many amenities.

Entrance hallway | Cloakroom | Large living room | Kitchen/breakfast room | Dining room | Four double bedrooms, en-suite to master | Family bathroom | Good size rear garden | Single garage | Driveway

Located within easy walking distance of the town centre, railway station and many other amenities is this well presented four bedroom detached family home benefiting from four double bedrooms with en-suite to master, large living room, kitchen/breakfast room, separate dining room, good size rear garden, garage and driveway.

Ground Floor

Covered porch.
Access via composite door leading to entrance hall.

Entrance hall: Laminate flooring. Radiator. Stairs rising to first floor. Wall mounted fuse box.

Cloakroom: Two piece white suite comprising of low level WC and wash handbasin. Radiator. Tiled flooring. Extractor fan.

Living room: Dual aspect room with UPVC double glazed bay window to front aspect. Window seat. Two radiators. UPVC double glazed double doors leading to rear garden.

Dining room: Laminate flooring. Radiator. UPVC double glazed bay window to front aspect.

Kitchen/breakfast room: Range of base and eye level units. Quartz worktop. Built-in sink unit. Space for Range cooker with fixed extractor hood above. Space and plumbing for washing machine and dishwasher. Cupboard housing boiler. Vertical radiator. Space for American style fridge/freezer. Tiled flooring. UPVC double glazed window overlooking rear garden. Sunken spotlights. UPVC double glazed door to rear garden.

First Floor

Landing: Loft access. Airing cupboard housing hot water tank.

Master bedroom: Good size master bedroom with built-in double wardrobes. Radiator. UPVC double glazed window to front aspect.

En-suite: Three piece white suite comprising of low level WC, wash handbasin and double shower cubicle with shower over. Fully tiled walls and flooring. Heated towel rail. UPVC double glazed obscured window to front aspect. Extractor fan.

Bedroom two: Double bedroom with UPVC double glazed window overlooking rear garden. Built-in double wardrobe. Radiator.

Bedroom three: Double bedroom with UPVC double glazed window to front aspect. Built-in double wardrobe. Radiator.

Bedroom four: Double bedroom. Laminate wood flooring. UPVC double glazed window overlooking rear garden. Radiator.

Bathroom: Replacement three piece white suite with low level WC, wash handbasin and panelled bath with central tap and shower over. Fully tiled walls. Heated towel rail. UPVC double glazed obscured window to rear aspect.

Outside

Front: Tarmac parking area.

Rear garden: Good size west facing rear garden. Large block paved patio area. The rest of the garden is mostly laid to lawn with flower and shrub borders. Outside tap. The garden is enclosed by timber panel fencing and brick wall. Gated side access.

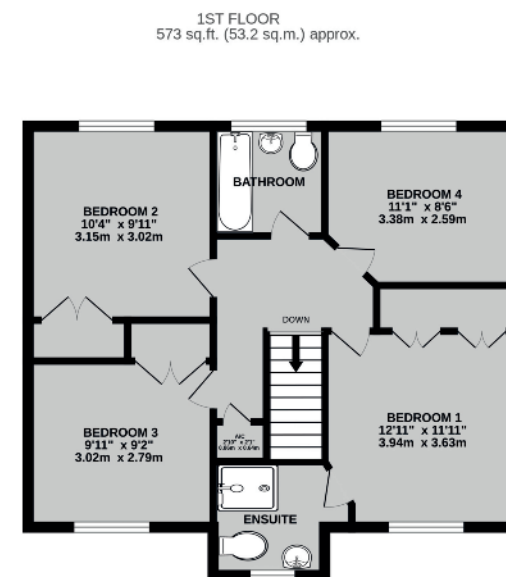
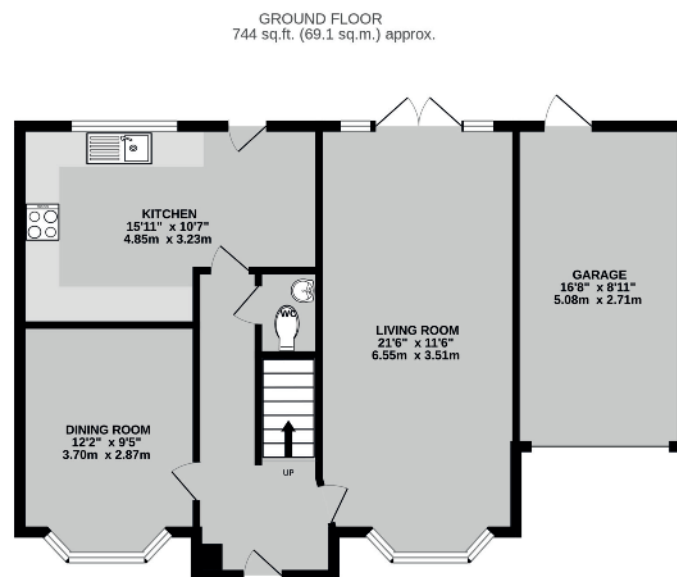
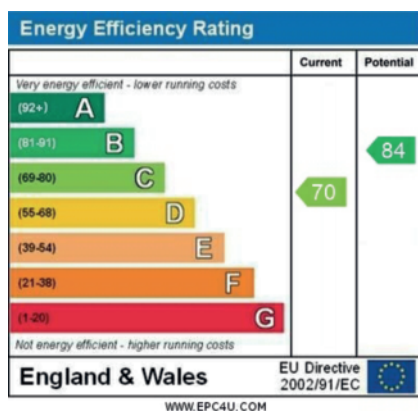
Garage: Metal up and over door. Power and light connected. Storage space into the eaves. Single glazed wooden door providing access to the garden.

Services: All
Authority: Cherwell District Council

Directions: From Banbury Cross proceed east through the High Street and into George Street, at the main set of traffic lights turn left into Lower Cherwell Street. At the next set of traffic lights turn right over the railway bridge, continue on this road until reaching a mini roundabout take the left turn into Daventry Road, follow this road down and at the end turn left into Manor Road and Stroud Close is the second turning on the right hand side.







TOTAL FLOOR AREA : 1317 sq.ft. (122.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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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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