



9 Burns Road, Banbury, Oxon OX16 9QU
£450,000 Guide Price

Stanbra
Powell

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Property Lettings

An enlarged detached property enjoying a larger than average plot benefiting from two single garages.

Entrance hall | Cloakroom | Living room | Separate dining room | Kitchen/breakfast room | Four first floor bedrooms | Shower room | Mature and established private rear garden | Two single garages | Off road parking | Double glazing | Gas central heating

Located on the popular Poet's Corner development, a well presented four bedroom detached home offered with no onward chain, complemented by a private and established rear garden.

Ground Floor

Double glazed front door.

Entrance hall: Stairs rising to first floor. Useful store cupboard.

Cloakroom: Low level WC. Wall mounted handbasin. Tiling to splashback areas.

Living room: Feature stone fireplace with inset living flame electric fire. Double glazed doors giving access to garden. Useful understairs storage cupboard. Door and walkway through to dining room.

Dining room: Dual aspect room.

Door through to kitchen.

Kitchen: Contemporary kitchen comprising of a comprehensive range of integrated handle wall and base units with complementary work surfaces. Tiling to splashback areas. 4 ring gas hob with extractor fan over. Integrated Bosch dishwasher. Integrated fridge and freezer. Double glazed window to front aspect. Double glazed window to rear aspect. Door giving access to garden.

First Floor

Landing: Access to loft.

Bedroom one: Double bedroom to rear aspect. Laminate flooring. Fitted wardrobe.

Bedroom two: Double bedroom to front aspect. Fitted wardrobe. Laminate flooring.

Bedroom three: Generous single bedroom to front aspect. Laminate flooring. Airing cupboard housing hot water tank and immersion heater.

Bedroom four: Generous single bedroom to rear aspect. Laminate flooring.

Shower room: Contemporary white suite comprising of double width walk-in shower with thermostatic shower unit, additional rainfall shower head. Handbasin with vanity unit. Low level WC. Heated towel rail. All walls are fully tiled. Tiled flooring.

Outside

Rear garden: Enclosed by fencing and hedgerow giving a good degree of privacy. Predominately laid to lawn. Fully stocked with flower beds, shrubs, trees and bushes. Substantial patio area. Double gates giving access to front.

Two single garages.

Garage 1 is attached to the property. Metal up and over door to front. Light and power connected. Wall mounted Worcester gas boiler for domestic hot water. Door to rear giving access to the garden.

Garage 2 has light and power. Metal up and over door to front. Small work surface, free space under for tumble dryer. Door to side giving access to the garden.

Front: Open-plan laid to lawn with flower beds, shrubs and bushes. Outside tap. Outside light.

Block paved driveway providing off road parking for two/three vehicles.

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

Directions: From Banbury Cross proceed west along West Bar and into the Broughton Road. Continue on this road and over the roundabout and Burns Road is the second left turn.

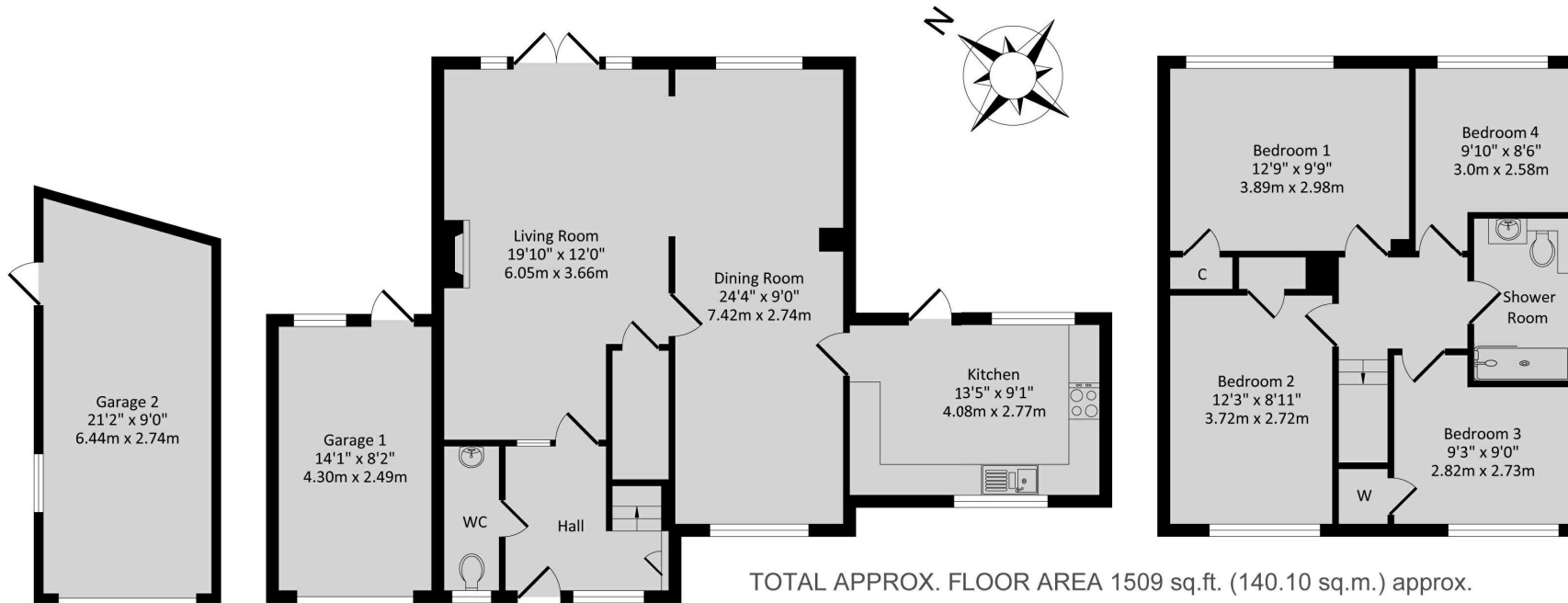




Garage
179 sq.ft. (16.60 sq.m.) approx.

Ground Floor
811 sq.ft. (75.30 sq.m.) approx.

First Floor
519 sq.ft. (48.20 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC WWW.EPC4U.COM		

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Viewing: Through appointment with Stanbra Powell

