



9 Meadow View, Adderbury, Banbury, Oxon OX17 3LZ
Offers over £375,000

Stanbra
Powell

Estate Agents
Valuers
Property Lettings





A bay window semi detached house located in the heart of this sought after village with views over the village, tennis courts and countryside.

Entrance porch | Hallway | Living room | Separate dining room | Kitchen | Three first floor bedrooms | Bathroom | Gardens to front and rear | Garage/workshop to rear | Gas radiator heating.

Offered with no onward chain a three bedroom semi detached house providing generous size accommodation throughout, enjoying a no-through road position.

Ground Floor

Recessed porch.
Front door.

Entrance hall: Stairs rising off to first floor. Original tiled flooring. Useful understairs storage. Door to living room. Thermostat for heating.

Living room: Feature walk-in bay window to front aspect with views over tennis courts and countryside. Tiled fireplace with open hearth. Picture rail.

Separate dining room: Window to rear.

Kitchen/breakfast room: Inset sink unit and drainer. Range of contemporary wall and base units. Ample work surfaces. Free space and plumbing for washing machine and dishwasher. Space for tumble dryer. Breakfast bar with seating under. 4 ring electric hob with electric oven under, extractor over. Free space for fridge/freezer.

First Floor

Landing: Access to loft. Double glazed window to side aspect.

Bedroom one: Double bedroom to front aspect. Fitted wardrobes. Views over tennis courts and countryside.

Bedroom two: Double bedroom to rear aspect.

Bedroom three: Single bedroom to front aspect. Views over tennis courts and countryside.

Bathroom: White suite comprising of panelled bath with thermostatic shower unit over, wall hung handbasin and low level WC. All walls are fully tiled. Cupboard housing Glow Worm gas boiler for domestic hot water and central heating.

Outside

Front: Enclosed front garden. Laid to lawn, well stocked with flowers, shrubs and bushes. Pathway and steps to front door.

Rear garden: Enclosed by fencing. Predominately laid to lawn. Patio area. Flowers, shrubs and bushes. Further patio to side. Gate to side. Outside tap. Outside power points. Further patio area to rear of the garden. The garden measures approximately 50 ft in length.

Garage/workshop: Brick built. Double doors to front. Door giving access to garden.

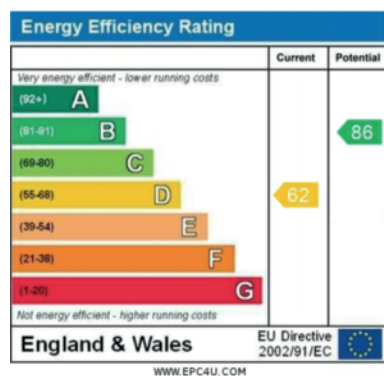
Adderbury

The popular village of Adderbury to the South of Banbury offers a range of amenities including public houses, primary school and a tennis and squash club. Warriner secondary school can be found in the nearby village of Bloxham. Further amenities can be found in Banbury with access to Junction 11 M40 and railway station.

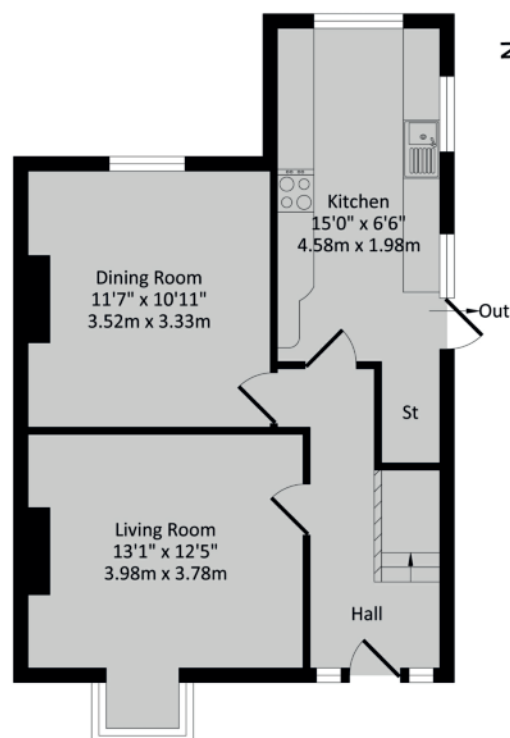
Services: All Council Tax Banding: C
Authority: Cherwell District Council



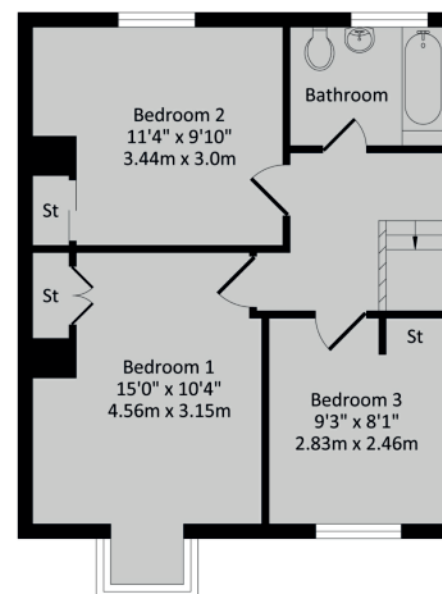




Ground Floor
 473 sq.ft. (43.90 sq.m.) approx.



First Floor
 425 sq.ft. (39.50 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 898 sq.ft. (83.40 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.

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

