



5 Pargeter Close, Adderbury, Banbury, Oxon OX17 3FP
£305,000

Stanbra
Powell

Estate Agents
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Property Lettings





A two bedroom end terraced property.

Entrance hallway | Kitchen | Cloakroom | Living/dining room | Two double bedrooms | Bathroom | Good size rear garden | Parking to rear

Located in the much sought after village of Adderbury is this two bedroom end of terraced home. The property benefits from cloakroom, kitchen, living/dining room, good size rear garden with large summerhouse, two good size bedrooms and bathroom. Allocated parking can be found at the rear of the property.

Ground Floor

Covered porch.
Composite front door.

Entrance hallway: Luxury vinyl wood effect flooring. Radiator. Stairs rising to first floor.

Cloakroom: Two piece white suite comprising of low level WC and wash handbasin. Tiling to splashback areas. Radiator. UPVC double glazed obscured window to side aspect.

Kitchen: Range of modern base and eye level units with laminate worktop. Built-in oven. 4 ring gas hob and extractor. Stainless steel sink unit. Space and plumbing for washing machine. Space for full height fridge/freezer. UPVC double glazed window overlooking green area to the front of the property.

Living/dining room: Two radiators. Luxury vinyl wood effect flooring. UPVC double glazed windows and double doors lead to garden. Large understairs storage cupboard

First Floor

Landing: Access to loft.

Bedroom one: Large double bedroom with two UPVC double glazed windows overlooking rear garden. Radiator.

Bathroom: Three piece white suite comprising of low level WC, wash handbasin and panelled bath with electric shower over. Tiling to splashback areas. Radiator. Extractor fan.

Bedroom two: Good size double bedroom with two UPVC double glazed windows overlooking green area to the front of the property. Radiator. Storage cupboard. Over stairs storage cupboard ideal for storage space.

Outside

Rear garden: Mostly laid to patio with raised flower beds, enclosed by railway sleepers. Fence area leads to a further patio area with access to a good size summerhouse/storage shed measuring 13'4 x 7'3, timber structure with a felt roof, three windows. Door to rear leading to further storage area measuring approximately 4'9. The garden is enclosed by timber panel fencing with gated side access. Outside tap.

Front: Well stocked flower beds with central pathway leading to front door.

To the rear of the property is **allocated parking** for two vehicles.

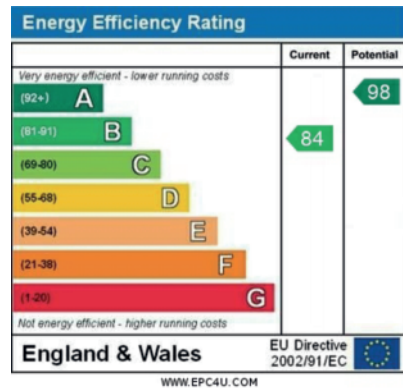
Adderbury

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.

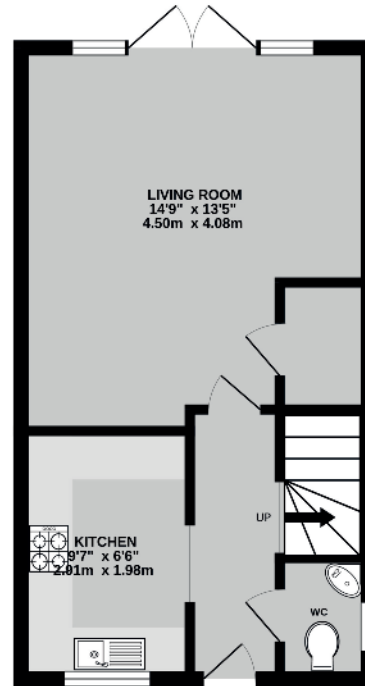
Services: All Council Tax Banding: C
Authority: Cherwell District Council



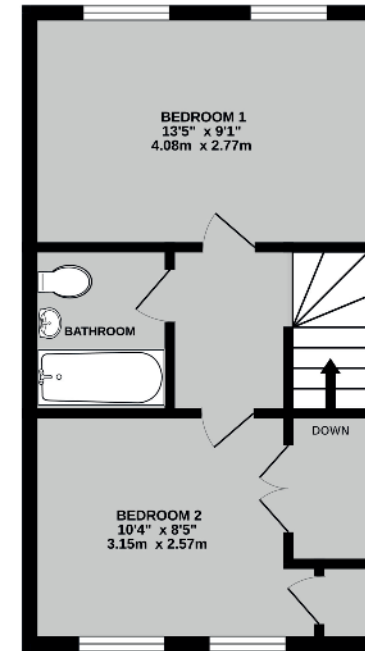




GROUND FLOOR
 325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR
 325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 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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