



35 Gibbs Road, Banbury, Oxon OX16 3HJ
£299,950 Guide Price

Stanbra
Powell

Estate Agents
Valuers
Property Lettings

An extremely well presented Victorian three bedroom family home

**Entrance hallway | Living room | Dining room | Kitchen |
Downstairs bathroom | Three double bedrooms | Upstairs
Shower Room | South Facing rear garden | Replacement
double glazing | Gas central heated**

Located within easy walking distance of the town centre, train station and many other amenities is this well presented, three storey Victorian family home. The property benefits from two reception rooms, refitted kitchen, two bathrooms, three good sized double bedrooms and a pleasant south facing rear garden.

Ground Floor

Access to property via composite front door.

Hallway: Laminate wood flooring, exposed brickwork, under stairs storage, doors leading to ground floor accommodation.

Living room: uPVC double glazed bay window with replacement sash windows to front aspect, wall mounted radiator, chimney breast.

Dining room: Spacious dining area with wall mounted radiator and laminate wood flooring, replacement uPVC double glazed sash window to the rear aspect. Under stairs storage cupboard, fireplace, opening through to:

Kitchen: A range of refitted modern base line units, hard wood worktop, tiling to splashback areas. Space for a range cooker and full sized fridge freezer, dishwasher and washing machine. Tiled flooring, uPVC window and door into rear garden. Cupboard housing Glowworm boiler

Downstairs Bathroom: Refitted white suite comprising low level WC, wash hand basin, paneled bath with shower over, tiling to splashback areas, a column radiator with heated towel rail over, uPVC double glazed obscured window to the rear aspect, tiled flooring.

First Floor

Landing: Doors to all first floor accommodation, uPVC double glazed sash window to the rear aspect, stained glass internal window pane.

Bedroom two: A double bedroom with wall mounted radiator with uPVC double glazed sash window overlooking the rear garden. Chimney breast.

Bedroom three: uPVC double glazed sash window to the front aspect, wall mounted radiator. Chimney breast.

Shower room: Refitted three piece white suite comprising low level WC, wash hand basin, corner shower unit with shower over and separate shower attachment, heated towel rail, various storage cupboards, uPVC obscured double glazed sash window to the front aspect.

Second Floor

Bedroom one: Exposed brickwork on stairwell. A large double bedroom with two Velux windows to the rear aspect and uPVC double glazed dormer window to the front aspect providing an excellent amount of light, wall mounted radiator, eaves storage and sunken spotlights.

Outside

Front garden: Entrance via wrought iron gate, original pathway leading to front door, the rest is laid to patio and enclosed by a low level wall.

Back garden: Stepping out onto shingled area with various shrubs and bushes, outside tap. The rest of the garden is mostly laid to lawn with further flowered borders on either side with a patio seating area to the rear. Hard standing for shed.

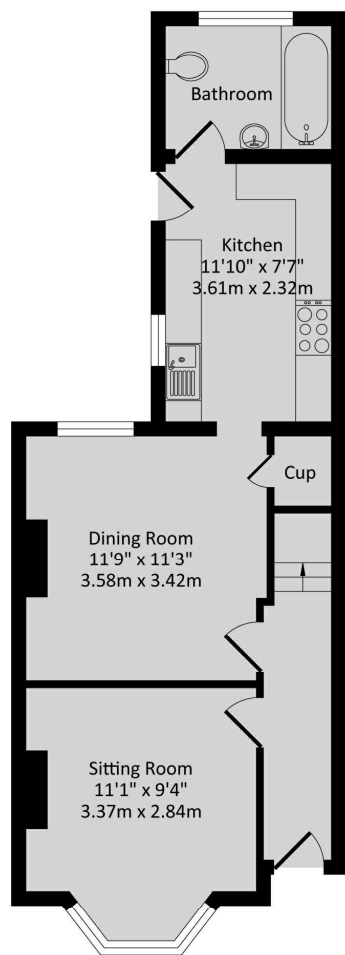
Services: All **Council Tax Banding:** B
Authority: Cherwell District Council

Directions: From Banbury Cross proceed east through the High Street, continuing into George Street and at the traffic lights turn left into Lower Cherwell Street, first right over the railway bridge, taking the second turn left into West Street. Follow this road round and Gibbs Road is on the right.

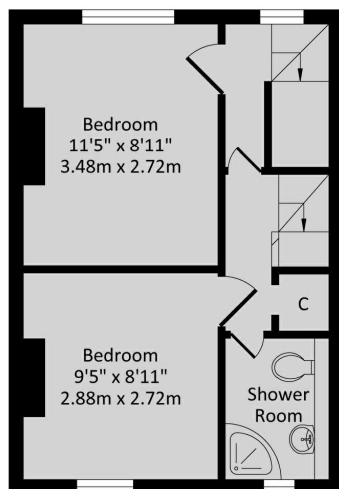




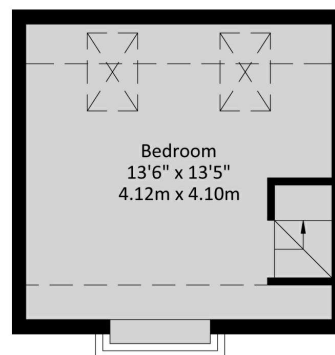
Ground Floor
441 sq.ft. (41.0 sq.m.) approx.



First Floor
293 sq.ft. (27.20 sq.m.) approx.



Second Floor
195 sq.ft. (18.10 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 929 sq.ft. (86.30 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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