



141 Bloxham Road, Banbury, Oxon OX16 9JU
£375,000

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





A non-estate semi-detached house enjoying generous size plot, offered with no onward chain.

Entrance porch | Entrance hall | Living room | Separate dining room | Kitchen/breakfast room | Utility | Cloakroom | Three first floor bedrooms | Shower room | Generous size rear garden | Garden to front | Block paved driveway providing off road parking for several vehicles | Outbuilding/Store | Gas central heating | Double glazing

Located within this sought after area of town, a well-maintained three bedroom semi-detached house providing generous size accommodation throughout and offering potential to extend subject to necessary planning permissions.

Ground Floor

Porch.

Entrance hall: Stairs rising off to first floor. Useful downstairs storage cupboard.

Dining room: To front aspect with feature bow window. Tiled fireplace.

Living room: To rear overlooking garden. Tiled fireplace.

Kitchen/breakfast room: Comprehensive range of contemporary wall and base units with complementary tiling to splashback areas. Ample work surfaces. 4 ring electric Zanussi hob with extractor over. Stainless steel electric Zanussi oven. Store cupboard. Walk-in pantry. Wall mounted Worcester gas boiler for domestic hot water and central heating.

Utility room: Belfast sink. Tiling to splashback areas. Free space and plumbing for washing machine. Space for fridge/freezer. Door to rear lobby.

Outside store room. Doors giving access to garden.

Cloakroom: Handbasin and low level WC. Tiling to splashback areas. Heated towel rail.

First Floor

Landing: Access to loft. Airing cupboard housing hot tank and immersion heater.

Master bedroom: Double bedroom to rear aspect. Two fitted wardrobes.

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

Bedroom three: Generous single bedroom to rear aspect overlooking garden.

Shower room: Modern white suite comprising of fully tiled shower cubicle. All walls are fully tiled. Wash handbasin with inset vanity unit and low level WC. Heated towel rail.

Outside

Rear garden: South/east facing garden enclosed by fencing and brick walling. Predominately laid to lawn. Patio area. Outside tap. Hardstanding for summerhouse. Pergola. Shrubs and bushes. The garden measures approximately 100 ft in length. Access front to back via pathway and gate.

Front: Block paved driveway providing off road parking for several vehicles. Shrubs and bushes. Outside light.

Services: All

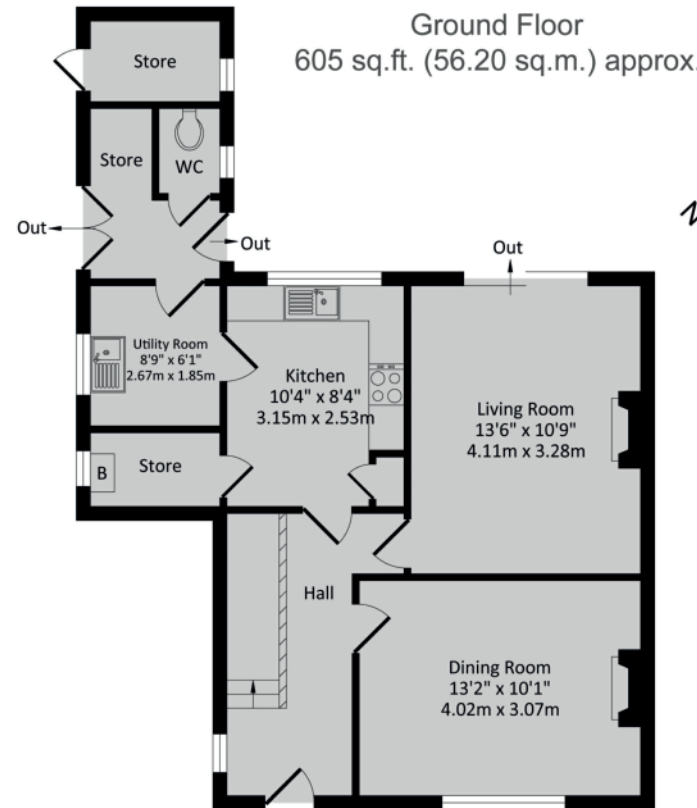
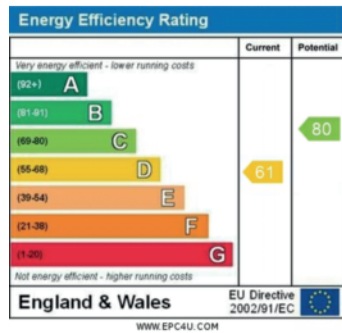
Council Tax Banding: C

Authority: Cherwell District Council

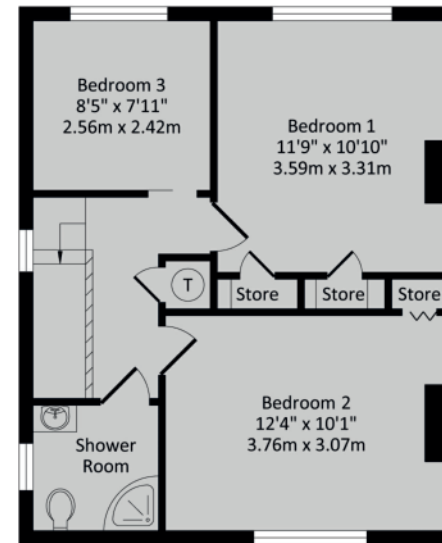
Directions: From Banbury Cross proceed south along South Bar and onto the Oxford Road, taking the second right turn into the Bloxham Road.







First Floor
 463 sq.ft. (43.0 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1068 sq.ft. (99.20 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.

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Viewing: Through appointment with Stanbra Powell

