



18 Meadow View, Banbury, Oxon OX16 9SR
£365,000

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





A well presented detached home enjoying favoured cul-de-sac location within close proximity of many amenities.

**Entrance porch | Entrance hall | Living/diner | Kitchen |
Three first floor bedrooms | Bathroom | Detached garage |
Driveway | Gardens to front and rear**

A three bedroom detached house complemented by an established south facing rear garden within walking distance of the town centre and railway station. Both primary and secondary schools are also nearby.

Ground Floor

Double glazed front door.

Entrance porch. Sliding door giving access to entrance hall.

Entrance hall: Stairs rising off to first floor. Door through to living/diner.

Living/dining room: Feature box bay window to front aspect. Fireplace with inset living flame gas fire. Patio doors giving access to garden. Door giving access to kitchen.

Kitchen: Comprehensive range of light wood fronted wall and base units. Stainless steel inset sink unit and drainer. Free space and plumbing for washing machine. Integrated 4 ring electric hob with oven and grill under. Extractor fan. Tiling to splashback areas. Three useful store cupboards, one having power. Door giving access to side aspect.

First Floor

Landing: Double glazed window to side aspect. Cupboard housing Worcester gas combination boiler for domestic hot water and central heating (approximately installed 3 years ago).

Bedroom one: Double bedroom with double glazed window to front aspect. Comprehensive range of wardrobes.

Bedroom two: Double bedroom to rear aspect. Access to loft which is insulated and has a light.

Bedroom three: To front aspect. Useful wardrobe over stairs.

Bathroom: White suite comprising of P-shaped panelled bath with mixer tap shower unit over, wall hung handbasin and low level WC. All walls are fully tiled. Tiled flooring. Heated towel rail.

Outside

South facing rear garden: Fully enclosed by close board and fencing and brick walling. Predominately laid to lawn. Patio area. Shrubs and bushes. Outside tap. The garden measures approximately 35 ft in length.

Front: Laid to lawn. Areas laid to shingle.

Concrete driveway to side of the property providing off road parking for several vehicles leading to brick built garage.

Garage: Larger than average single garage. Metal up and over door to front. Light and power connected. Window to rear.

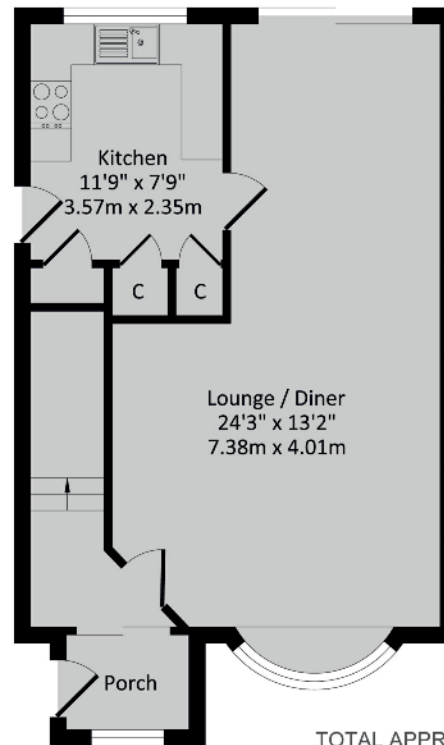
Services: All Council Tax Banding: D
Authority: Cherwell District Council

Directions: From Banbury Cross proceed south on the Oxford Road and upon reaching the flyover turn left into Bankside and follow this road down. Meadow View is the seventh turning on the left hand side.

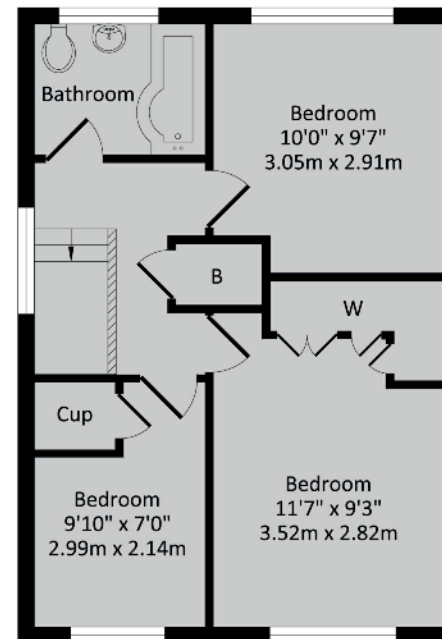




Ground Floor
 426 sq.ft. (39.60 sq.m.) approx.



First Floor
 398 sq.ft. (37.0 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 824 sq.ft. (76.60 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.

Viewing: Through appointment with Stanbra Powell



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