



7 Addison Road, Banbury, Oxon OX16 9DG
£365,000

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings



An enlarged non-estate bay window semi complemented by a mature and established rear garden, located on the south side of Banbury.

Entrance hall | Living room with walk-in bay window | Separate dining room | Kitchen/breakfast room | Utility | Four first floor bedrooms | Bathroom | Mature and established rear garden | Block paved driveway to front

Providing well-proportioned accommodation throughout a four bedroom semi-detached house located within close proximity of many amenities including both primary and secondary schooling.

Ground Floor

Front door.

Entrance hall: Stairs rising off to first floor. Useful understairs storage cupboard. Door through to living room.

Living room: Walk-in bay window to front aspect. Feature working cast iron fireplace. From the hallway door to separate dining room.

Dining room: Feature fireplace with inset living flame electric fire. Wall mounted Glow worm gas boiler for domestic hot water and central heating. Door giving access to the garden.

From the hallway door giving access to kitchen/breakfast room.

Kitchen/breakfast room: Stainless steel bowl and a half inset sink unit and drainer. Comprehensive range of light wood fronted wall and base units with ample work surfaces. Tiling to splashback areas. Free space for cooker with extractor fan over. Free space for fridge and for freezer. Useful understairs storage cupboard. Window overlooking garden. Door through to utility.

Utility: Work surface with free space and plumbing for washing machine and for tumble dryer. Extractor fan. Door to front aspect.

First Floor

Landing: Access to loft via pull down ladder, there is light and power, insulated and partly boarded.

Bedroom one: Walk-in bay window to front aspect. Tongue and groove wood flooring.

Bedroom two: Double bedroom to rear aspect with fitted wardrobes to one wall.

Bedroom three: Single bedroom to front aspect. Fitted wardrobe.

Bedroom four: Single bedroom to front aspect.

Bathroom: White suite comprising of corner bath with mixer tap shower, additional fully tiled shower cubicle with Mira Sport electric shower, pedestal handbasin and low level WC. Tiling to splashback areas. Heated towel rail. Extractor fan. Airing cupboard.

Outside

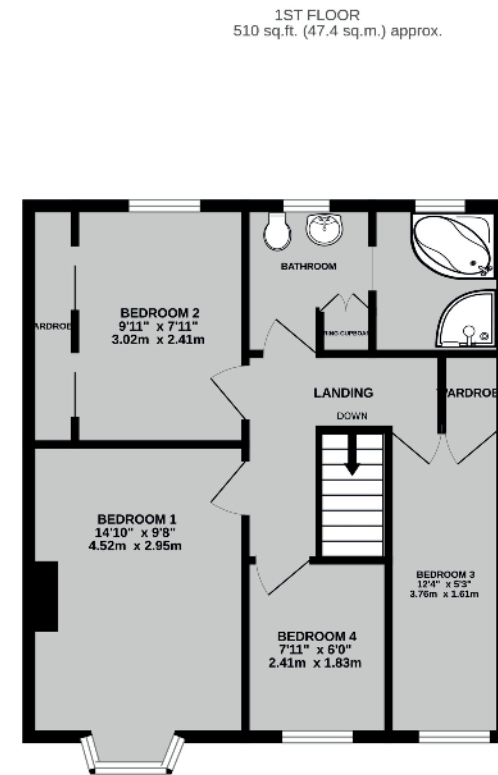
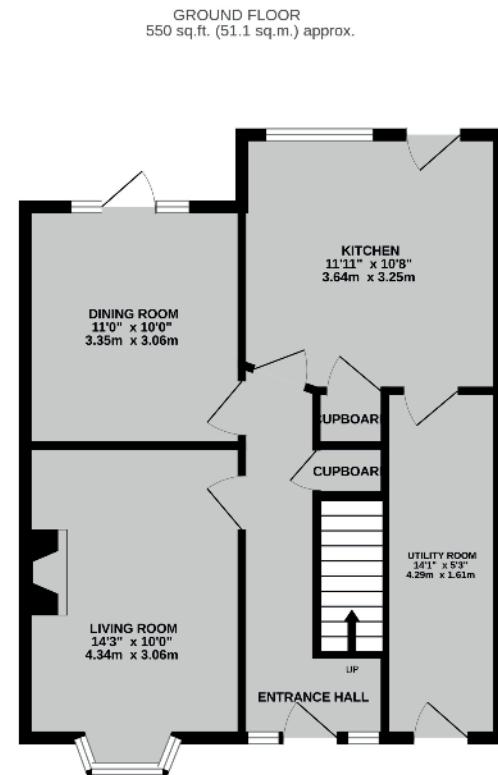
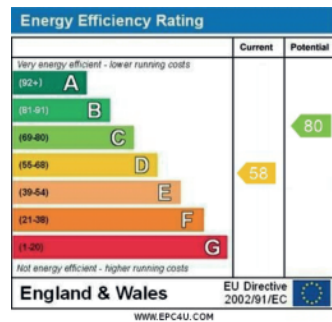
Rear garden: Enclosed by fencing giving a good degree of privacy, mature and established garden laid to lawn. Flowers, shrubs and bushes. Mature hedgerow. Areas laid to shingle. Feature raised ornamental pond. Hardstanding for shed. Areas laid to bark. Further patio. Outside tap. The garden measures approximately 80 ft in length.

Front: Block paved driveway providing off road parking for two vehicles. Fencing and brick walling to boundaries.

Services: All Council Tax Banding: C
Authority: Cherwell District Council
Directions: From Banbury Cross proceed south on the Oxford Road and upon reaching Sainsbury's superstore, take the next turn right into Grange Road and second left into Addison Road.







TOTAL FLOOR AREA: 1060 sq.ft. (98.5 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.

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