



82 Bourton Road, Banbury, Oxon OX16 2DL  
£339,950 Guide Price

**Stanbra  
Powell** | Estate Agents  
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Property Lettings







## *A well presented three bedroom semi-detached home.*

**Entrance hallway | Cloakroom | Living room**

**| Kitchen/dining/family room | Three bedrooms, en-suite to master | Family bathroom | Pleasant landscaped rear garden | Driveway**

Located in a popular location on the north side of Banbury close to green open spaces and good play parks is this well presented three bedroom stone built home. The property benefits from driveway, good size living room opening onto rear garden, kitchen/dining/family room, three bedrooms with en-suite to master and family bathroom. There is an outstanding primary school nearby.

### Ground Floor

Covered porch.  
Front door.

**Entrance hallway:** Amtico flooring. Stairs rising to first floor. Radiator.

**Cloakroom:** Two piece white suite comprising of low level WC and wash handbasin with tiled splashback. Radiator. Amtico flooring.

**Kitchen/dining/family room:** Two UPVC double glazed Sash windows to front and side aspects. A range of modern base and eye level units with laminate worktop. Cupboard housing boiler. Built-in appliances include 4 ring gas hob, extractor fan, eye level oven and fridge/freezer. Space and plumbing for dishwasher, washing machine and dryer. Amtico flooring throughout the room. Sunken spotlights. Area for dining table and chairs as well as a sofa. Radiator. Large understairs storage cupboard.

**Living room:** Spacious room with UPVC double glazed Sash window to front aspect. Two radiators. Two double glazed windows and double doors opening onto rear patio.

### First Floor

**Landing:** Radiator. Large airing cupboard housing hot water tank, plus additional storage space. Access to loft.

**Bedroom one:** Good size double bedroom with UPVC double glazed Sash window to front aspect. Radiator. Overstairs storage cupboard.

**En-suite:** Three piece white suite comprising of low level WC, wash handbasin and good size shower cubicle with shower over. Tiling to splashback areas. Vinolay flooring. Sunken spotlights.

**Bedroom two:** Good size double bedroom with UPVC double glazed Sash window to front. Radiator.

**Bedroom three:** UPVC double glazed window overlooks rear garden. Radiator.

**Bathroom:** Four piece white suite comprising of low level WC, wash handbasin, panelled bath and shower cubicle with shower over. Tiling to splashback areas. Radiator. Sunken spotlights.

### Outside

**Front:** Block paved driveway for two vehicles. Pathway leading to front door. Area laid to shingle. The rest of the frontage is laid to lawn with mature flower and shrub borders. There is potential for a third parking space as there is already a lowered kerb.

**Rear garden:** West facing aspect. Large L-shaped paved patio area with awning over. The rest of the garden is mostly laid to lawn with shingle borders, mature flowers and shrubs. The garden is enclosed by timber panel fencing and brick wall with gated side access. Outside tap. Outside power point and lighting. Pathway leads to shed.

### Agents Note

The owner has enquired of the possibility to add windows in the main bathroom and en-suite and has been advised by the local authority planning would not be required. Further information is available upon request.

**Services:** All  
**Authority:** Cherwell District Council

**Council Tax Banding:** D

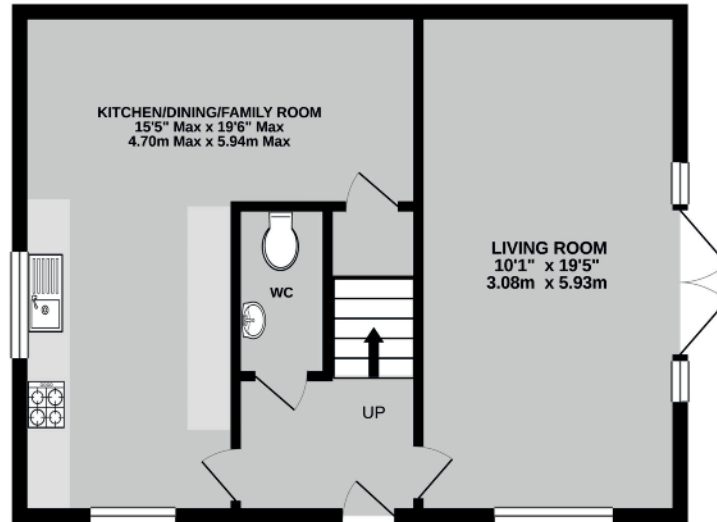




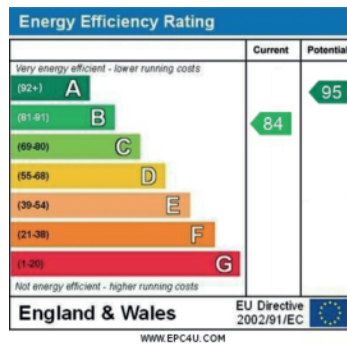
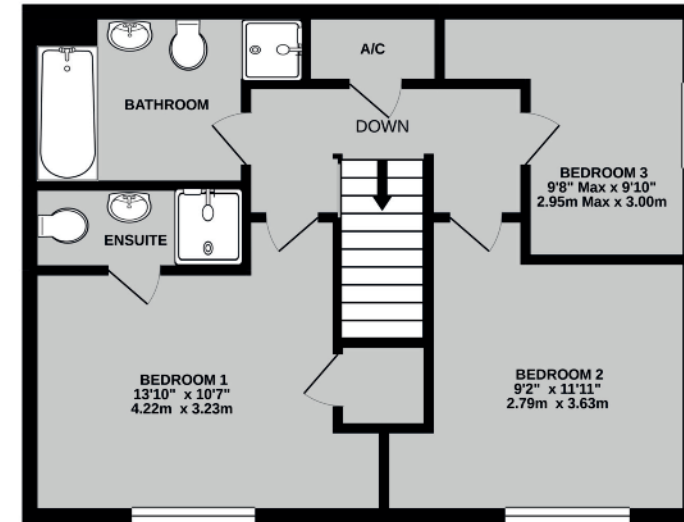




GROUND FLOOR  
 497 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR  
 491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 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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