



87 St Annes Road, Banbury, Oxon OX16 9DY
'Offers in the region of' £490,000

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





An enlarged detached bungalow providing generous size accommodation having been completely refurbished to a high specification.

**Entrance hall | Open-plan living room/kitchen | Utility room
| Master bedroom with en-suite | Two further bedrooms |
Bathroom | South facing rear garden | Shingle driveway**

Enjoying a favoured corner plot on this sought after development a individual three bedroom detached bungalow offering versatile accommodation throughout and offered with no onward chain.

Accommodation

Front door.

Entrance hall: Engineered oak flooring. Walkway through to open-plan living room and kitchen.

Open-plan living room/kitchen: Feature Vaulted ceiling. Velux windows. Window overlooking garden. Double glazed doors giving access to the garden.

Kitchen: Brand new kitchen installed to a high specification comprising of stainless steel inset sink unit and drainer, complementary range of contemporary shaker style wall and base units with ample work surfaces. Integrated slim-line dishwasher. Integrated 4 ring electric hob with electric oven under, extractor fan over. Integrated fridge/freezer. Walkway through to utility room.

Utility room: Free space and plumbing for washing machine. Cupboards match the kitchen. Engineered oak flooring. Door giving access to rear. Door through to inner hallway.

Inner hallway: Access to loft. Thermostat for heating. Cupboard housing newly installed Worcester Bosch gas combination boiler for domestic hot water and central heating. Door to master bedroom.

Master bedroom: Generous double bedroom with double glazed window. Folding door giving access to en-suite.

En-suite: All walls have contemporary tiling. Shower cubicle with thermostatic shower, vanity unit with inset handbasin and low level WC. Heated towel rail. Tiled flooring. Extractor fan.

Bedroom two: Generous double bedroom with walk-in wardrobe.

Bedroom three: Currently used as a dining room. Window to front aspect.

Bathroom: Contemporary white suite comprising of panelled bath with mixer tap shower, vanity unit with inset handbasin and low level WC. All walls are fully tiled. Tiled flooring. Heated towel rail. Extractor fan.

Agents Note

Internal doors are solid oak.
All windows are brand new.
The property has been completely rewired.

Outside

Rear garden: South facing garden, enclosed by close board fencing. Large patio area. Areas laid to lawn. Further raised patio. Areas laid to shingle. Outside tap. The garden measures approximately 50 ft in length.

Front: Shingle driveway providing off road parking for two/three vehicles. Pathway to front door. Outside tap. Electrical points.

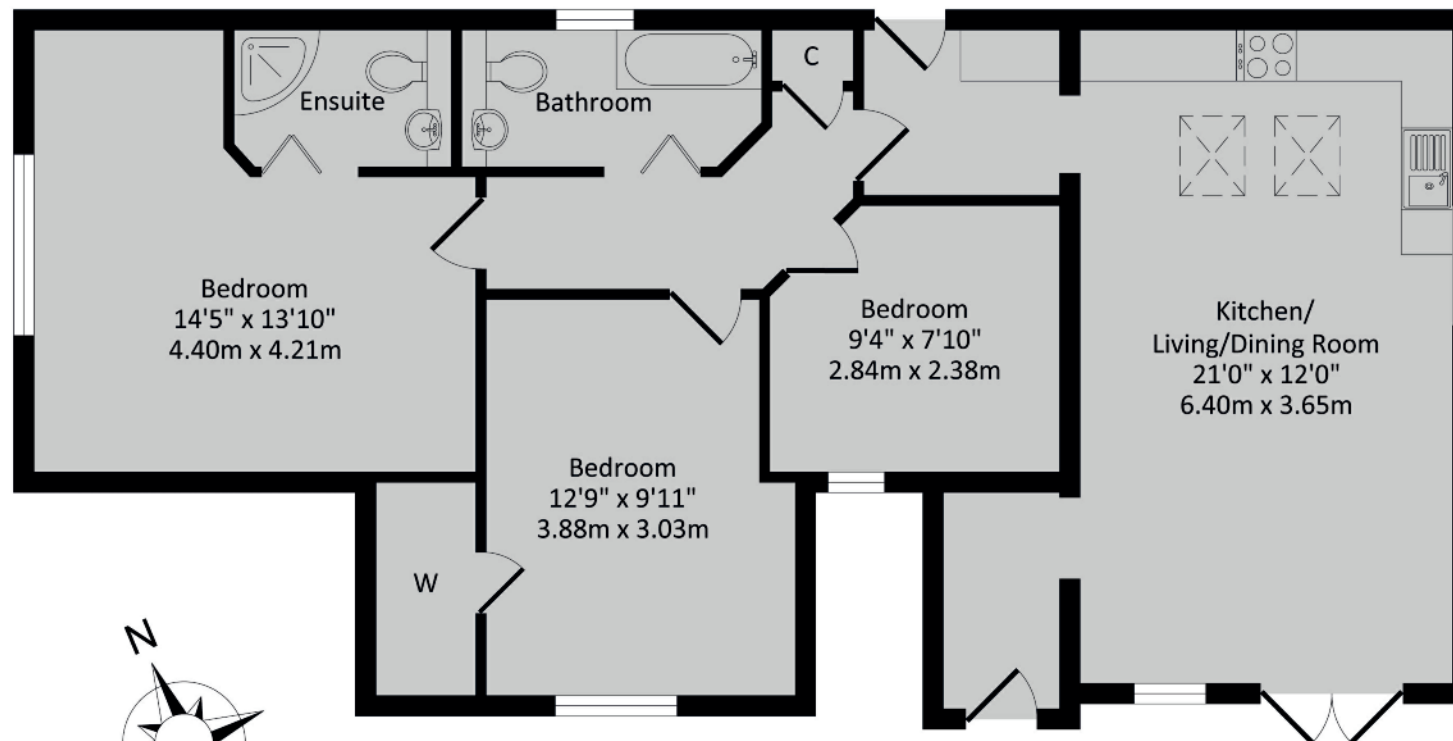
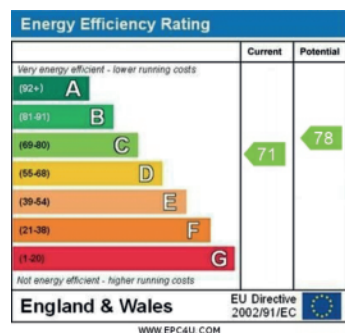
Further area laid to lawn to the side of the property, enclosed by fencing. Pathway to rear door.

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

Directions: From Banbury Cross proceed south on the Oxford Road for approximately one mile. Continue to Sainsbury's Superstore, cross over the traffic lights and turn immediately right into Grange Road. Continue to the end of Grange Road and take the first left into Timms Road. Turn first left into St Annes Road.







TOTAL APPROX. FLOOR AREA 859 sq.ft. (79.80 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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