



14 Reid Close, Banbury, Oxon OX16 0SZ
£289,950

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





A well presented end of terrace house enjoying cul de sac location within walking distance of many amenities including both primary and secondary schools.

Entrance porch | Living/Diner | Kitchen | Three first floor double bedrooms | Shower room | Separate WC | Large store cupboard | Potential for further shower room | Garage | Driveway to front | Garden to rear

Providing generous sized accommodation throughout, a three bedroom end of terrace house offered with no onward chain.

Ground Floor

Double glazed door leads to porch. Door through to:

Living/Diner: Dual aspect room, window to front, window to rear, door to rear. Stairs rising off to first floor. Laminate flooring throughout the whole of the ground floor. Door to:

Kitchen: The kitchen is a stainless steel inset sink unit and drainer. Range of contemporary Shaker style wall and base units. Complementary tiling to splashback areas. Ample work surfaces. Integrated gas hob with electric oven under, extractor over. Free space for plumbing washing machine. Door to rear.

Lobby area: Door to rear. Walkway through to:

Garage: Metal up and over door to front. Free space for plumbing washing machine, light and power.

First Floor

Landing: Spacious landing, large store cupboard with potential to convert into further shower room.

Bedroom one: A generous double bedroom with fitted wardrobe.

Bedroom two: A generous double bedroom to rear aspect with fitted wardrobe.

Bedroom three: A double bedroom to front aspect with fitted wardrobe.

Shower room: Comprising of shower cubicle, hand basin with inset vanity unit. Cupboard housing Ideal gas combination boiler for domestic water and central heating. Tiling to splashback areas.

Separate WC: Double glazing throughout.

Radiators in all rooms.

Outside

Rear garden: Measuring approximately 20 ft x 25 ft. Low maintenance laid to patio and decking enclosed by timber fencing, outside tap. Access front to back via wooden gate.

Front garden: Open plan and laid to lawn with driveway leading to garage and pathway to front door.

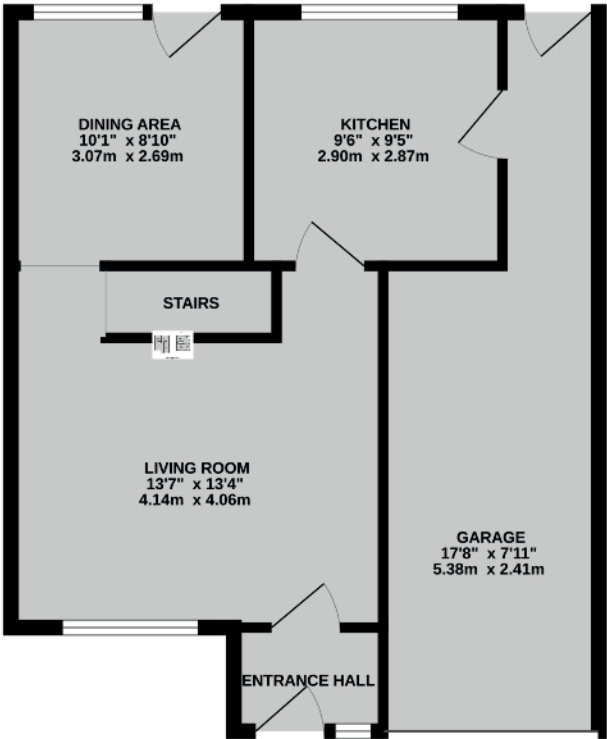
Services: All Council Tax Banding: C
Authority: Cherwell District Council



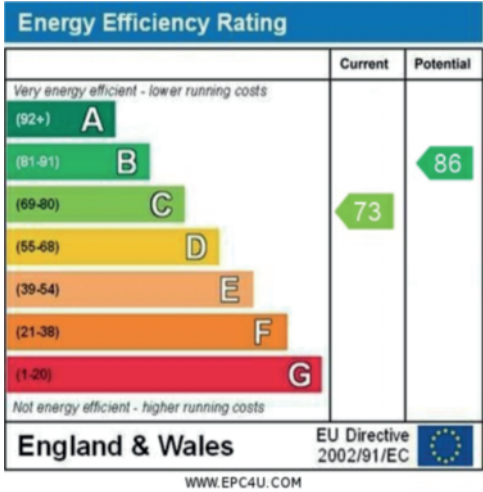
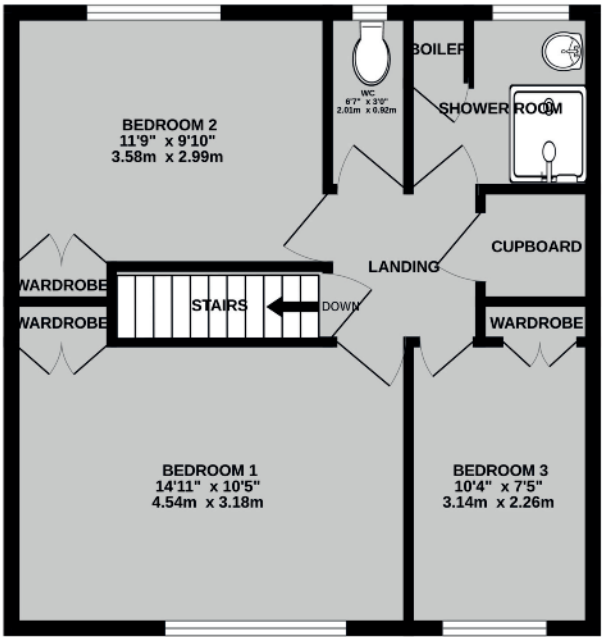




GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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.

Viewing: Through appointment with Stanbra Powell



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