



30 Foscote Rise, Banbury, Oxon OX16 9XN
Guide Price - £365,000

Stanbra
Powell

Estate Agents
Valuers
Property Lettings





A detached property having been considerably upgraded to a high specification by the present vendor, conveniently located for an array of amenities.

Entrance porch | Cloakroom | Living room with walk-in bay window | Kitchen/diner | Three bedrooms | Shower room | Gardens to front and rear | Garage | Driveway | Double glazing | Gas central heating

Located on this sought after development within comfortable walking distance of the town centre, railway station and further amenities, an extremely well presented three bedroom link-detached house providing well-proportioned accommodation throughout.

Ground Floor

Canopy porch.
Front door.

Entrance hall: Stairs rising off to first floor. Useful understairs storage cupboard.

Cloakroom: Contemporary 'Roca' white suite comprising of low level WC and handbasin with inset vanity unit. Complementary tiling to splashback areas. Window to side aspect.

Living room: Feature walk-in bay window to front aspect.

From the hallway door to door through to kitchen/diner.

Kitchen/diner: Installed to a high specification in 2018. Comprehensive range of light grey integrated handle wall and base units with complementary glass splashbacks. Ample work surfaces. Granite and Quartz Double Notch work surfaces. Integrated bowl and a half sink unit. Integrated Neff washing machine. Neff electric induction hob with double oven and grill under, extractor fan over. Integrated fridge and freezer units. Double glazed doors give access to garden. Recessed spotlights. Tiled flooring.

First Floor

Landing: Access to loft, which is partly boarded. Cupboard housing Ideal gas combination boiler for domestic hot water and central heating (installed in 2018)

Bedroom one: Generous double bedroom to rear aspect overlooking garden.

Bedroom two: Double bedroom to front aspect.

Bedroom three: Single bedroom to front aspect.

Shower room: Refitted to a high specification. All walls are fully tiled. Shower cubicle with thermostatic shower, handbasin with inset vanity unit and low level WC. Heated towel rail. Tiled flooring.

Agents Note

Windows are UPVC installed in 2018.
All ceilings have been skimmed.

Outside

Rear garden: Enclosed by close board and fencing. Tiered rear garden, low maintenance with 3 tiered patio areas. Fully stocked with flowers, shrubs and bushes. Outside tap. The garden measures approximately 25 ft in length x 40 ft in width. Access front to back via pathway and wrought iron gate.

Single garage: Brick construction. Light and power connected. Door to rear. Double door to front, 30/70 split installed approximately 2 years ago. Small mezzanine flooring for storage.

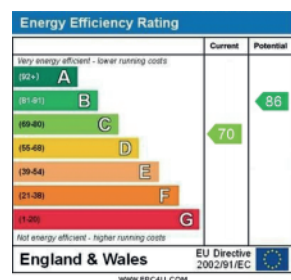
Tarmac driveway providing off road parking for one vehicle.

Front: Fully stocked with flowers, shrubs, bushes. Staggered pathway to front door. Outside lights.

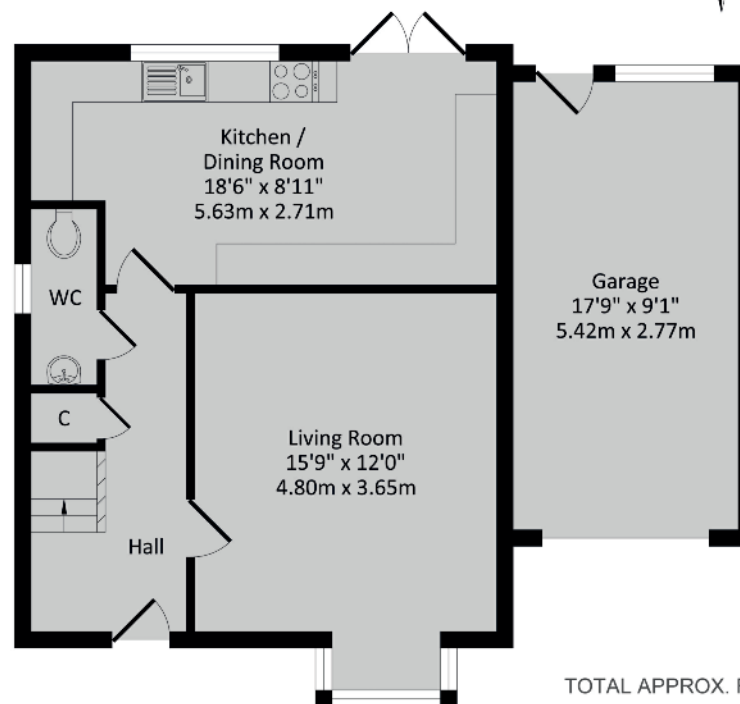
Services: All
Authority: Cherwell District Council
Directions: From Banbury Cross proceed south to the traffic lights and upon passing the Horton General Hospital turn left into Hightown Road and Foscote Rise is the third turning on the right.



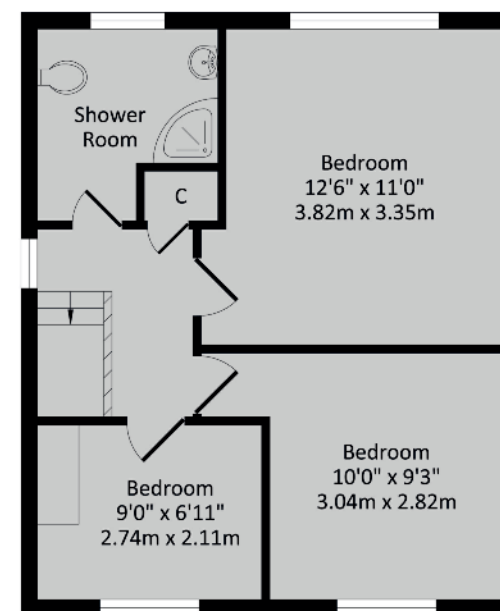




Ground Floor
 598 sq.ft. (55.60 sq.m.) approx.



First Floor
 418 sq.ft. (38.80 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1016 sq.ft. (94.40 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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