



18 St Annes Road, Banbury, Oxon OX16 9EA
£375,000

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





A three bedroom semi detached bungalow occupying a corner plot position.

Entrance porch | Entrance hallway | Living room | Kitchen/breakfast Room | Garden room | Three bedrooms | Shower room | Driveway | Double garage | Gas central heating | Double glazing | No onward chain

Located in the much sought after Timms development on the south side of Banbury is this three bedroom semi detached bungalow. The property benefits from a good sized corner plot as well as a large driveway, double garage, three good sized bedrooms, spacious living room, kitchen/breakfast room, shower room and garden room. This property is offered for sale with no onward chain.

Accommodation

Access via UPVC double glazed door to:

Entrance porch: UPVC double glazed windows on all sides. Main front door to:

Entrance hallway: Wall mounted radiator. Doors to all accommodation. Cupboard housing modern trip switch fuse box. Storage cupboard. Access to loft.

Living Room: Wall mounted radiator. Aluminium double glazed sliding patio door leads to garden room.

Kitchen/breakfast room: A range of base and eye level modern kitchen units with laminate worktop. Built-in oven, four ring electric hob and extractor hood above. Space for washing machine. Built-in slim line dishwasher. Space for full height fridge freezer. Two UPVC double glazed windows to the front aspect and overlooking the rear garden. Wall mounted boiler. Tiled flooring. Wall mounted radiator. Space for table and chairs. Doorway leads to garden room.

Garden room: Built of brick and UPVC construction with a polycarbonate roof. Wall mounted radiator. This space could be used as a dining room or and additional living area. UPVC double glazed windows overlook the rear garden and a UPVC double glazed door leads out onto rear patio.

Shower room: Three piece white suite comprising of low level WC, wash hand basin, double shower cubicle with shower over. Fully tiled walls. Airing cupboard housing hot water tank. UPVC double glazed obscured window to the front aspect. Wall mounted heated towel rail.

Bedroom one: Large double bedroom with UPVC double glazed window to the front aspect overlooking the front garden. Wall mounted radiator.

Bedroom two: Good size double bedroom with UPVC double glazed window overlooking the front garden. Wall mounted radiator.

Bedroom three: Good size single room with UPVC double glazed window overlooking the front garden. Wall mounted radiator.

Outside

Rear garden: Paved patio area which extends to the rear, the rest is mostly laid to lawn with flower and shrub borders as well as mature apple trees. Outside tap. The garden is enclosed by brick wall with a UPVC door allowing access to the parking area.

Front garden: Enclosed by mature trees and shrubs providing an excellent degree of privacy so could be used as an extension of the rear garden. The front garden itself is mainly laid to lawn with a paved patio pathway around the property. Front access via wrought iron gate to pathway which leads to the front door. The **driveway** has parking for approximately three/four vehicles.

Double garage: Built of prefabricated concrete construction with what is likely to be an asbestos roof. Timber up and over door. Power and light connected. Door leading to rear garden.

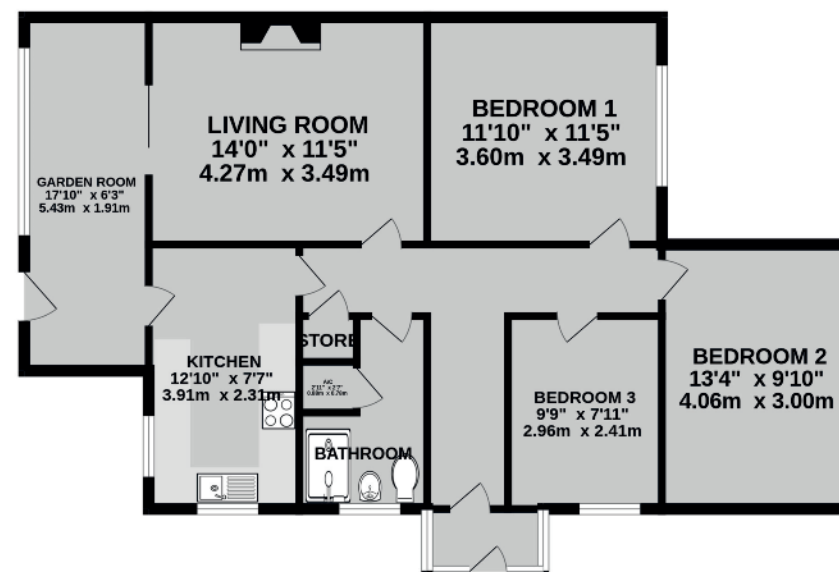
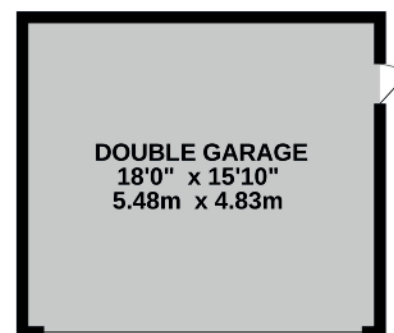
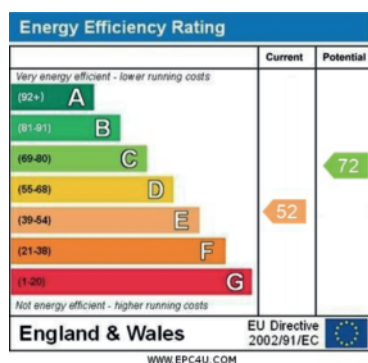
Services: All **Council Tax Banding:** C
Authority: Cherwell District Council

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.





1181 sq.ft. (109.7 sq.m.) approx.



TOTAL FLOOR AREA : 1181 sq.ft. (109.7 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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