



17 Wykham Place, Banbury, Oxon OX16 9JA
£295,000 Freehold

Stanbra
Powell

Estate Agents
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Property Lettings





An enlarged semi-detached house on the south side of Banbury.

Spacious entrance porch | Entrance hall | Kitchen / breakfast room | Living room | Garden room | Utility/cloakroom | Three bedrooms | Bathroom | Garden to front | Enclosed rear garden | Driveway | Gas radiator heating | UPVC Double glazing

A three bedroom property occupying a corner plot, located within close proximity of amenities offered with no onward chain.

Ground Floor

Spacious entrance porch leads to entrance hall with stairs rising to first floor.

Living room with feature brick fireplace with open hearth. Doorway through to kitchen/breakfast room.

The kitchen comprises of stainless steel inset sink unit and drainer with cupboards under. Comprehensive range of wood fronted wall and base units. Integrated 4 ring gas hob, electric oven under and extractor over. Free space and plumbing for dishwasher and space for a fridge/freezer. Tiling to splashback areas. Useful pantry cupboard.

Garden room with access to the garden. Polycarbonate roof, tiled effect floor with access via the sitting room.

From the sitting room walkway through to rear lobby and utility.

Utility area comprises of stainless steel inset sink unit and drainer with cupboard under. Free space and plumbing for washing machine. Wall mounted Potterton gas boiler for domestic hot water and central heating.

Cloakroom with low level WC and access from the utility.

First Floor

Landing, access to loft.

Three bedrooms.

Bedroom 1 and bedroom 2 have fitted wardrobes.

Bathroom which comprises of a white suite with cast iron bath with mixed tap shower, wall mounted hand basin, low level WC, separate shower cubicle and tiling to splashback areas.

Outside

To the rear is an enclosed south west facing garden, which is predominately laid to lawn with flowers, shrubs and bushes and patio area. Outside tap. Hardstanding for shed. Access to front via wooden gate. The garden measures approximately 36 ft maximum in length.

To the front is a driveway giving off road parking for two vehicles, areas laid to lawn with flowers, shrubs and bushes.

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

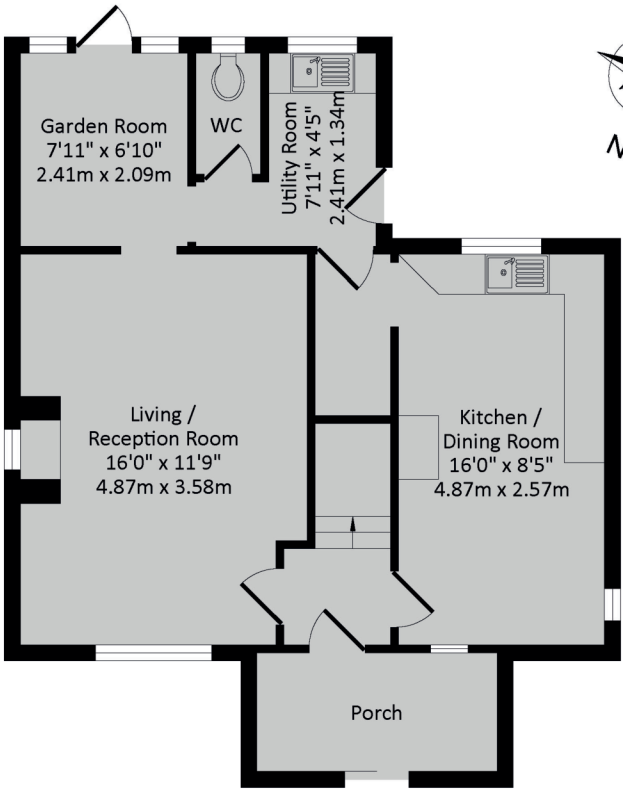
Directions: From Banbury Cross proceed south into South Bar and continue on the Oxford Road taking the third right turn past the hospital into Grange Road and right again into Springfield Avenue, left into Ruskin Road and first right into Wykham Place.







Ground Floor
553 sq.ft. (51.40 sq.m.) approx.

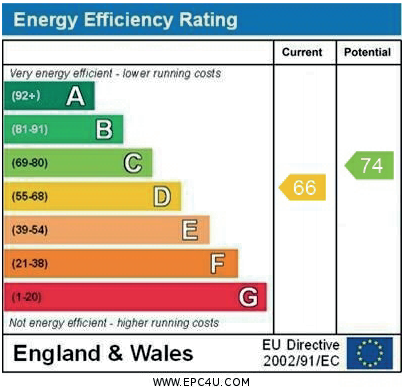


First Floor
442 sq.ft. (41.10 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 995 sq.ft. (92.50 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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