



17 Ashcroft Road, Banbury, Oxon OX16 9DU  
£335,000

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





*A detached bungalow providing well balanced accommodation throughout, located on the popular Timms estate. The property would now benefit from updating.*

**Entrance porch | Entrance hallway | Living room | Kitchen | Three bedrooms | Bathroom | Separate WC | Gardens to front and rear | Substantial driveway | Garage | Gas central heating | Double glazing**

Offered with no onward chain, a three bedroom detached bungalow conveniently located within close proximity of many amenities and providing ample off road parking for several vehicles and space for motor home/caravan.

#### Accommodation

**Porch.**  
Front door.

**Entrance hall:** Access to loft. Thermostat for heating. Airing cupboard housing hot water tank and immersion heater. Double doors giving access to living room.

**Living room:** Double doors to rear. Two windows to side aspect.

From the hallway access to kitchen.

**Kitchen:** Stainless steel inset sink unit and drainer. Range of wall and base units. Wall mounted gas boiler for domestic hot water and central heating. Window overlooking garden. Door giving access to garden. Free space and plumbing for washing machine. Integrated 4 ring gas hob with electric oven under. Extractor fan.

**Bedroom one:** Double bedroom to front aspect.

**Bedroom two:** Double bedroom to side aspect.

**Bedroom three:** Generous single bedroom to side access.

**Bathroom:** White suite comprising of panel bath with Mira shower unit over and pedestal hand basin. Tiling to splashback areas.

**Separate WC:** WC and hand basin. Tiling to splashback areas. Extractor fan.

#### Agents Note

Double doors are single glazed in the living room, the rest of the bungalow windows are double glazed.

#### Outside

**Rear garden:** Enclosed by fencing, laid to shingle and lawn. Decking area. Outside tap. Triangular garden. Patio area. The garden has a maximum measurement of approximately 65 ft in length. Gate giving access to driveway.

**Front:** Open plan, laid to lawn. Substantial shingle driveway leading to garage.

**Prefabricated single garage:** Metal up and over door. Personal door to side.

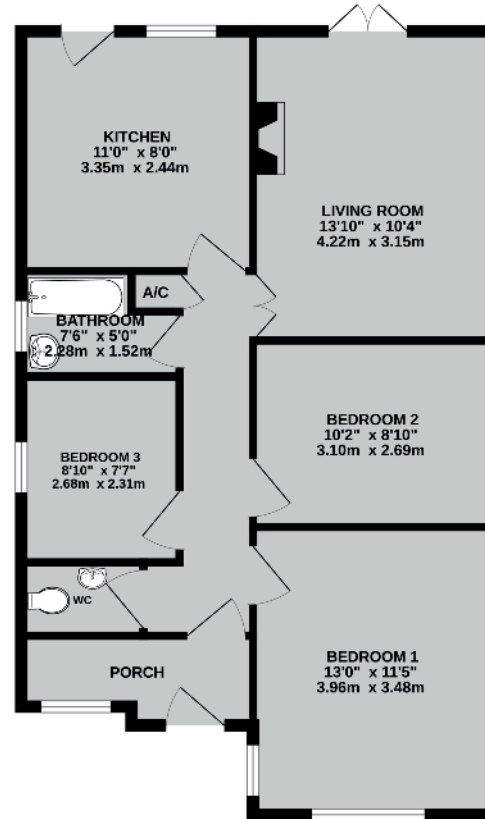
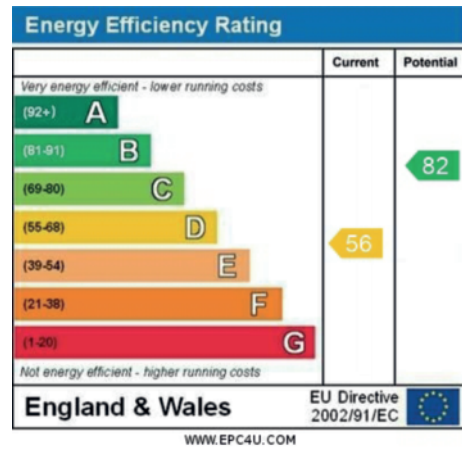
Services: All Council Tax Banding: C  
Authority: Cherwell District Council

**Directions:** From Banbury Cross proceed south along the Oxford Road and upon passing Sainsbury's Superstore turn right into Grange Road; left into Timms Road and at the end of Timms Road turn right at the T-junction. Take the second left turn into Oakland Road and first left into Ashcroft Road.





GROUND FLOOR  
 770 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of this floorplan contained herein, 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 a guide only 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.  
 Drawn with Metaphor (12/23)

**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.

5/6a Horsefair, Banbury,  
 Oxon OX16 0AA  
 t: 01295 221100  
 e: post@stanbra-powell.co.uk

stanbra-powell.co.uk



Viewing: Through appointment with Stanbra Powell

