



21 Molyneux Drive, Bodicote, Banbury, Oxon OX15 4AW
£285,000

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





Versatile chalet bungalow complemented by a generous size rear garden, located in the heart of this well served village.

Entrance hall | Kitchen | Living room | Separate dining room | Ground floor bedroom/study with cloakroom | Two first floor bedrooms | Shower room | Gardens to front and rear | Garage | Carport | Driveway | Gas central heating | Double glazing

Providing versatile accommodation throughout, a two/three bedroom chalet bungalow located on the south side of Banbury within close proximity of many amenities. The property has been well maintained but would now benefit from cosmetic updating.

Accommodation

Front door.

Entrance hall: Parquet flooring. Stairs rising to first floor. Useful storage cupboard. Thermostat for heating. Door through to living room.

Living room: Feature fireplace. Double glazed window to front aspect. Sliding doors giving access to dining room.

Dining room: Double glazed sliding patio doors giving access to garden.

From the hallway walkway through to kitchen.

Kitchen: Stainless steel inset sink unit and drainer. Range of oak fronted wall and base units. Free space and plumbing for washing machine with work surface and free space under. Space for cooker, extractor fan. Cupboard housing Worcester gas boiler for domestic hot water and central heating. Window to front aspect.

Door to ground floor bedroom.

Bedroom three/study: Single bedroom with window overlooking garden.

Cloakroom: Pedestal handbasin and low level WC. Tiling to splashback areas. Extractor fan.

Half landing. Useful store cupboard.

Main landing with access to loft.

Bedroom one: Double bedroom to rear aspect with fitted wardrobes.

Bedroom two: Double bedroom to front aspect with fitted wardrobes. Eaves storage.

Shower room: Generous size room. Double width shower cubicle, pedestal handbasin and low level WC. All walls are fully tiled. Double glazed window. Useful store cupboard.

Outside

Rear garden: Enclosed by fencing giving a good degree privacy. Laid to lawn. Large patio area. Flowers, shrubs and bushes. The garden measures approximately 80 ft in length.

To the side of the property is a **long driveway, carport** leading to garage.

Single garage: Prefabricated construction. Up and over door. Light and power connected.

Front: Open-plan front garden, laid to lawn. Small dwarf wall to boundaries.

Bodicote

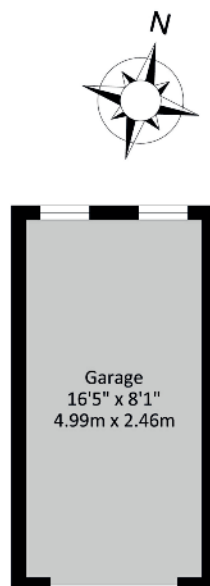
The village of Bodicote is located approximately 2 miles south of Banbury. The village has a primary school, parish church, post office and stores and public houses. There is a bus service to Banbury where further amenities can be found including Castle Quay shopping centre, railway station and Junction 11 M40.

Services: All **Council Tax Banding:** C
Authority: Cherwell District Council
Directions: From Banbury Cross proceed south on the Oxford Road as far as the flyover and continue over the flyover towards Bodicote. Continue through the High Street and at the Bakers Arms public house, turn left into East Street, follow this road into Weeping Cross and take the right turn into Molyneux Drive.

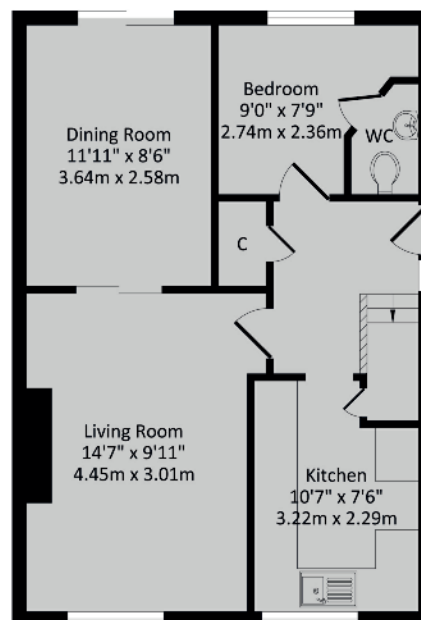




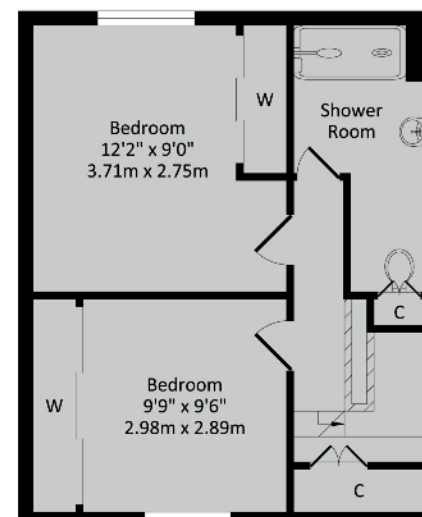
Garage
132 sq.ft. (12.30 sq.m.) approx.



Ground Floor
481 sq.ft. (44.70 sq.m.) approx.



First Floor
399 sq.ft. (37.10 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1012 sq.ft. (94.10 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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