



12 Grange Road, Banbury, Oxon OX16 9AY
£315,000

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





An extremely well presented enlarged terraced house located on the south side of Banbury.

**Entrance porch | Entrance hall | Cloakroom | Living room
| Separate dining room | Kitchen | Rear lobby/utility |
Three bedrooms | Bathroom | Enclosed rear garden
| Garage | Driveway | Further driveway to front**

Located within close proximity of many amenities and offering generous size accommodation throughout, a three bedroom terraced house complemented by a mature and established private rear garden. Offered with no onward chain.

Ground Floor

Double glazed front door.

Entrance porch: Tiled flooring. Door to entrance hall.

Entrance hall: Stairs rising to first floor. Door to cloakroom.

Cloakroom: Contemporary suite comprising of low level WC and pedestal handbasin. Cupboard housing Baxi gas boiler for domestic hot water and central heating.

Kitchen: Stainless steel bowl and a half sink unit. Comprehensive range of contemporary Shaker style wall and base units. Oak work surfaces. Complementary tiling to splashback areas. Free space and plumbing for dishwasher. Integrated 4 ring Zanussi gas hob with electric oven under, extractor fan over. Space for fridge/freezer. Useful understairs storage. Door through to rear lobby.

Rear lobby/utility: Free space and plumbing for washing machine. Space for tumble dryer. Door giving access to garden.

From the hallway door through to living room.

Living room: Also access via the kitchen. Feature cast iron log burner. Double glazed window to front. Sliding door giving access to dining room.

Dining room: Parquet flooring. Window overlooking garden.

First Floor

Landing: Access to loft which is partly boarded and insulated.

Master bedroom: Double bedroom to front aspect. Fitted wardrobes.

Bedroom two: Double bedroom to front aspect. Fitted wardrobes.

Bedroom three: Generous single bedroom to rear aspect.

Bathroom: Contemporary white suite comprising of panel bath with thermostatic shower unit over, handbasin with inset vanity unit and low level WC. Heated towel rail. Extractor fan. Shaver socket.

Outside

Rear garden: Predominantly laid to lawn. Enclosed by fencing giving a good degree of privacy. Areas laid to shingle. Flower beds, shrubs and bushes. The garden measures approximately 70 ft in length. Access front to back via gate. Outside tap.

To the rear of the garden is a prefabricated **single garage** with door giving access to garden. The garage has double doors to front. **Driveway** for one/two vehicles. (Access via Beechfield Crescent).

Front: Block paved driveway giving off road parking for further one/two vehicles.

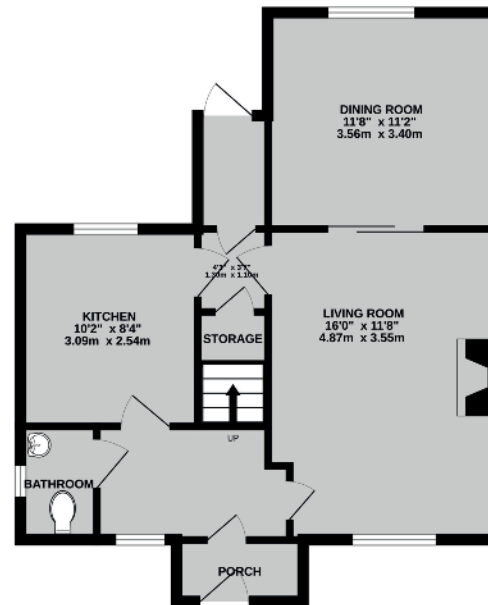
Services: All **Council Tax Banding:** B
Authority: Cherwell District Council

Directions: From Banbury Cross proceed south on the Oxford Road and upon reaching Sainsbury's Superstore, take the next turn right into Grange Road.

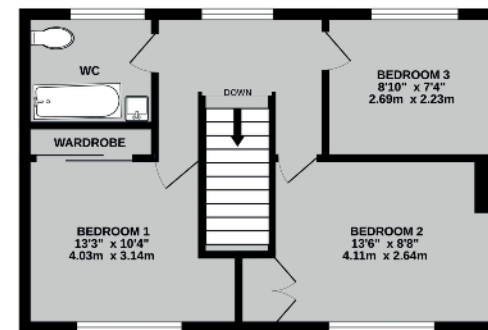




GROUND FLOOR
 556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
 393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.2 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



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

stanbra-powell.co.uk

