



46 Boxhedge Road, Banbury, Oxon OX16 0BP
'Guide Price' £280,000

Stanbra
Powell

Estate Agents
Valuers
Property Lettings





A characterful bay window semi-detached house offered with no onward chain.

Entrance hall | Living room with bay window |
Kitchen/diner | Small utility | Three bedrooms | Bathroom
| Generous size rear garden | Driveway to front | Double
glazing | Gas central heating

Located within walking distance of the town centre and further amenities, a three bedroom semi-detached house complemented by a generous size rear garden measuring approximately 90 ft in length.

Ground Floor

Front door.

Entrance hall: Stairs rising off to first floor. Useful understairs storage cupboard. Wood flooring.

Living room: Walk-in bay window to front aspect. Wood flooring. Door through to open-plan kitchen/diner.

Open-plan kitchen/diner: Double glazed window giving access to the garden. Matching flooring in the dining room to the hallway. Kitchen has bowl and a half inset sink unit and drainer. Range of contemporary integrated handle wall and base units with complementary work surfaces. 4 ring gas hob with stainless steel oven and grill under, extractor. Tiled flooring. Integrated Zanuzzi slim-line dishwasher.

Small utility: Space for fridge/freezer. Free space and plumbing for washing machine. Wall mounted Worcester gas boiler for domestic water and central heating. Window to rear.

First Floor

Landing: Access to partly boarded loft via pull down ladder. Double glazed window to side aspect.

Bedroom one: Walk-in bay window to front aspect. Two double fitted wardrobes.

Bedroom two: Double bedroom to rear aspect.

Bedroom three: Single bedroom to front aspect.

Bathroom: Contemporary white suite comprising of panelled bath with shower unit over, hand basin with inset vanity unit and low level WC. Tiling to splashback areas. Tiled flooring. Heated towel rail.

Outside

Rear garden: Tiered garden. First level is laid to patio. Access front to back via pathway and wooden gate. Outside tap. Steps down to main section of garden which is laid to lawn with hardstanding to rear currently housing large timber shed. The garden measures approximately 90 ft in length.

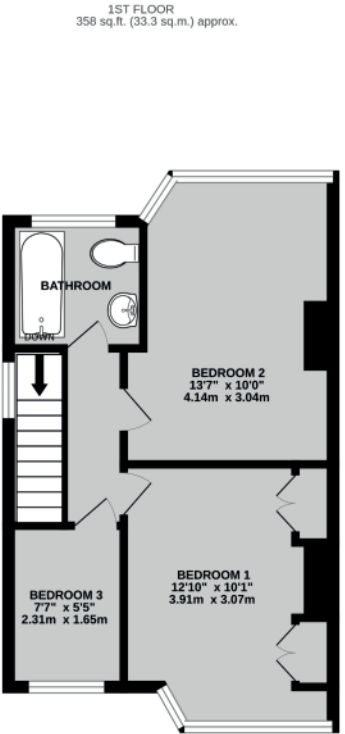
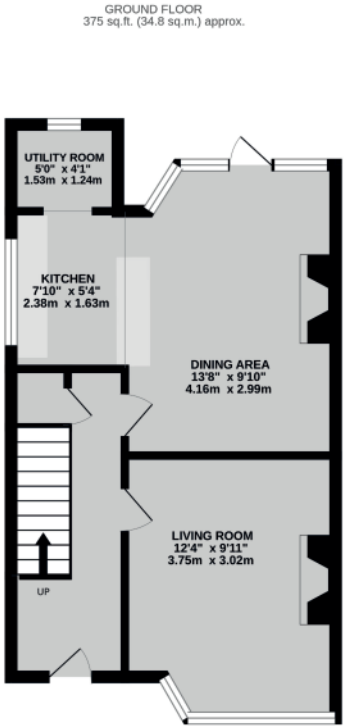
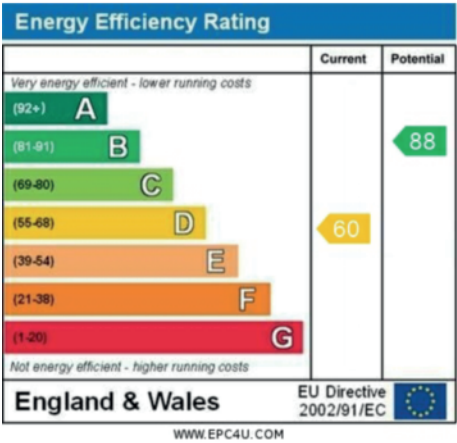
Front: Driveway providing off road parking for two vehicles.

Services: All
Authority: Cherwell District Council

Directions: From Banbury Cross proceed north to the main traffic lights at the T-junction and take the left turn into the Warwick Road. Continue along this road and take the third left turn into Boxhedge Road.







TOTAL FLOOR AREA: 733 sq.ft. (68.1 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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