



61 Songthrush Road, Bodicote, Banbury OX15 4GL
Offers in Excess of £300,000 Freehold

**Stanbra
Powell**

Estate Agents
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Property Lettings

Three bedroom end terrace property.

Entrance hallway | Downstairs cloakroom | Living/dining room
room | Kitchen | Three bedrooms, en-suite to master | Family
bathroom | Rear garden | Garage | Driveway

Located in the popular Longford Park development on the south side of Banbury is this three bedroom end terraced home benefiting from living/dining room, kitchen, downstairs cloakroom, three bedrooms with an en-suite to the master, as well as family bathroom, pleasant rear garden, and a single garage.

Ground Floor

Covered porch.
Access by composite door to entrance hallway.

Entrance hallway: Radiator. Wall mounted fuse box. Doors to ground floor accommodation. Stairs rising to first floor.

Cloakroom: Two piece white suite comprising low level WC and wash hand basin. Tile splashback. Tiled flooring. Radiator and extractor.

Living/dining room: Understairs storage cupboard. Two radiators. Double glazed windows and double doors opening up onto rear garden.

Kitchen: Range of base and eye level units. Laminate worktop. Built-in sink unit. Built-in oven with 4 ring gas hob with extractor hood above. Built-in fridge/ freezer, dishwasher, and washing machine. UPVC double glazed window to front aspect. Cupboard housing Potterton boiler.

First Floor

Landing: Access to loft. Doors to all first floor accommodation. Double glazed window to the side aspect.

Bedroom one: Good sized double bedroom. Radiator. Built-in double wardrobe. UPVC double glazed window to the front aspect.

En-suite: Three piece white suite comprising low level WC. Wash hand basin. Double shower cubicle with shower over. Tile splashbacks. Extractor fan. UPVC double glazed obscured window to front aspect. Radiator.

Bedroom two: Double bedroom with UPVC double glazed window overlooking the rear garden. Radiator.

Bedroom three: Single bedroom with UPVC double glazed window overlooking the rear garden. Radiator.

Bathroom: Three piece white suite comprising low level WC, wash hand basin and panel bath with shower over. Tiling to splashback areas. Sunken spotlights. Extractor. Heated towel rail. Tiled flooring.

Outside

Front: Pathway to front door, flanked to the side by plum slate.

Rear garden: Stepping out onto patio area. Pathway leads to the rear of the garden. The rest of the garden is mostly laid to lawn, enclosed by timber panel fencing with gated access leading to parking area.

Single garage: Metal up and over door and parking in front.

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: D
Authority: Cherwell District Council

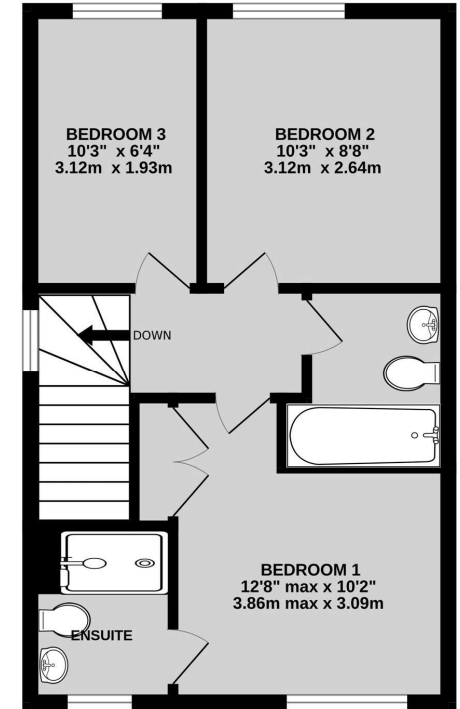
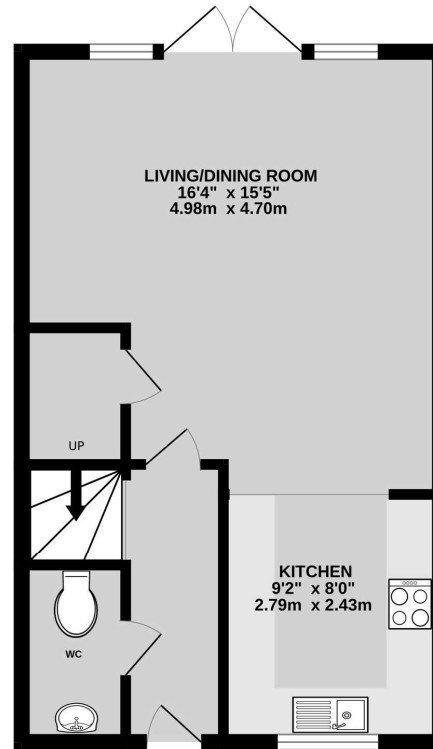
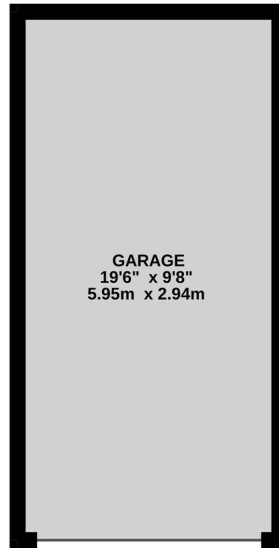
Directions: Upon leaving Banbury on the Oxford Road and entering Bodicote take the second left turn into the Longford Park development, signposted as Longford Park Road. Continue along this road and eventually you will pass the primary school on the left hand side. Follow the road round to the right to Songthrus Road.






GROUND FLOOR
581 sq.ft. (53.9 sq.m.) approx.

1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

TOTAL FLOOR AREA : 970 sq.ft. (90.2 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.

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