



4 Sandell Close, Banbury, Oxon OX16 9LP
Guide Price £250,000

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





A detached bungalow occupying generous plot requiring full modernisation throughout

Entrance porch | Entrance hall | Living room | Kitchen |
Three bedrooms | Bathroom | Separate WC | Gardens to
front and rear | Driveway | Garage requiring renovation

Enjoying a favoured cul-de-sac location within close proximity of many amenities, a three bedroom detached bungalow providing well-proportioned accommodation requiring renovation.

Accommodation

Recessed porch.
Front door.

Entrance hall: Useful store cupboard. Airing cupboard housing hot tank and immersion heater. Access to loft.

Living room: Fireplace (not useable). Window to rear.

Kitchen: Window and door to rear. Pantry. Sink unit and drainer. Wall and base units.

Bedroom one: Double bedroom to front aspect.

Bedroom two: Double bedroom to front aspect.

Bedroom three: Single bedroom to side aspect.

Bathroom: Cast iron bath. Pedestal handbasin.

Separate low level WC.

Outside

Rear garden: Measuring approximately 40 ft x 35 ft.

Prefabricated garage also requiring renovation.

Open plan garden to front.

Driveway to side providing off road parking for several vehicles.



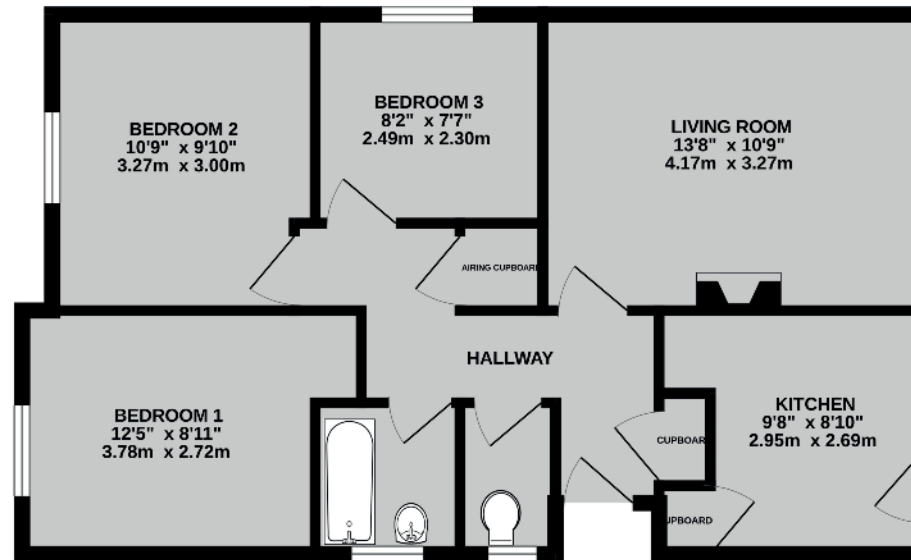
Services: All Council Tax Banding: D
Authority: Cherwell District Council







GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 613 sq.ft. (57.0 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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Viewing: Through appointment with Stanbra Powell

