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Publication name: BRETCH HILL 258, Page: 1

258 Bretch Hill, Banbury, Oxon OX16 0LT
Guide Price £249,950 Freehold

Stanbra Powell
Estate Agents
Valuers
Property Lettings

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A well presented two bedroom semi-detached property, located within walking distance of many amenities including schools, shops, community centres, and a regular bus route.

Entrance hallway | Living room | Kitchen/dining room | Utility room | Two large double bedrooms | Bathroom | Good size private rear garden | Potential for parking (subject to necessary planning) | Gas central heating | Double glazing

Located on the north side of town is this well presented semi-detached home benefiting from two large double bedrooms, living room, kitchen/dining room, utility and a good size private rear garden.

Ground Floor

Entrance via UPVC double glazed door to entrance hallway.

Entrance hallway: Stairs rising to first floor. Double glazed UPVC window to side aspect. Radiator. Wall mounted fuse box. Door to living room.

Living room: Laminate wood flooring. Radiator. UPVC double glazed window to front aspect. Chimney breast. Door through to kitchen/dining room.

Kitchen/dining room: Range of base and eye level units with laminate worktop. Built-in stainless steel sink unit. Space for cooker and dishwasher. Tiling to splashback areas. Radiator. Laminate tile effect flooring. Understairs storage cupboard housing boiler. UPVC double glazed window overlooking rear garden. Door to utility room.

Utility room: Space and plumbing for washing machine and dryer. Space for fridge/freezer. Radiator. UPVC double glazed door leading to rear garden.

First Floor

Landing: UPVC double glazed window to side aspect. Access to loft. Airing cupboard housing hot water tank. Doors to all first floor accommodation.

Bedroom one: Large double bedroom with two UPVC double glazed windows to front aspect. Window to side aspect. Hanging space in the recess. Overstairs cupboard. Radiator.

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

Bathroom: Three piece white suite comprising of low level WC, wash handbasin and panelled bath with electric shower over. Tiling to splashback areas. Radiator. UPVC double glazed obscured window to rear aspect.

Outside

Front: Pathway leading to front door. Area laid to grass enclosed by low level retaining brick wall with hedging dividing the pathway.

Rear garden: Patio area, the rest of the garden is mostly laid to lawn with pathway running through the middle. The garden measures approximately 54 ft long. Gated side access. Outside tap and outside lights. The garden is enclosed mainly by timber panel fencing.

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

Directions: From Banbury Cross proceed west along West Bar, which leads into the Broughton Road. At the large roundabout take the third exit left into Woodgreen Avenue, first left into Bretch Hill.

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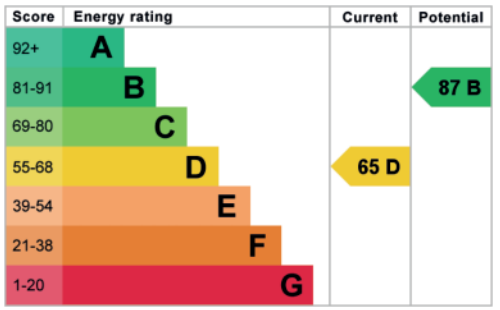
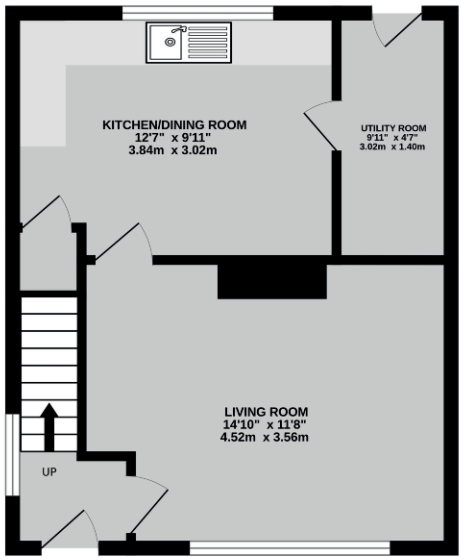
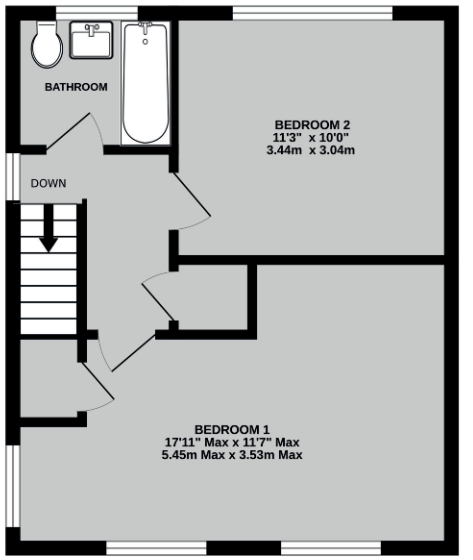


GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.8 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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