



9 Betts Close, Banbury, Oxon OX16 9ZN
'Offers over' £385,000 Freehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





An immaculate semi-detached house enjoying no-through road position on this sought after development on the western edge of Banbury.

Entrance hall | Living room | Kitchen/diner | Cloakroom/WC | Master bedroom with en-suite | Two further generous size first floor bedrooms | Bathroom | Enclosed rear garden | Driveway to front | Double glazing | Gas radiator heating

Offered with no onward chain a modern three bedroom semi-detached house providing well balanced accommodation throughout, located on the Bloxham Vale development within close proximity of many amenities including primary and secondary schools.

Ground Floor

Canopy porch.
Front door.

Spacious entrance hall: Stairs rising to first floor. Useful understairs storage cupboard.

Cloakroom: Wall hung handbasin and low level WC. Tiling to splashback areas. Recessed spotlights.

Living room: Window to front aspect. Door through to kitchen/diner.

Kitchen/diner: Stainless steel bowl and a half sink unit. Comprehensive range of contemporary Shaker style wall and base units. Complementary work surfaces. Integrated Siemens 4 ring gas hob with extractor over. Integrated stainless steel oven and grill. Integrated fridge/freezer. Integrated dishwasher. Utility cupboard with free space and plumbing for washing machine and work surface. Windows overlooking garden. Double glazed patio door giving access to garden. Recessed spotlights.

First Floor

Landing: Access to loft. Cupboard housing gas combination boiler for domestic hot water and central heating, plus further storage.

Master bedroom: Double bedroom to front aspect. Fitted wardrobe. Views over Crouch Hill.

En-suite: Double width fully tiled shower cubicle, wall hung handbasin and low level WC. Further tiling to splashback areas. Shaver socket. Heated towel rail.

Bedroom two: Double bedroom to rear aspect. Fitted wardrobe.

Bedroom three: To rear aspect.

Bathroom: Contemporary white suite comprising of panelled bath with thermostatic shower unit over, wall hung handbasin and low level WC. Tiling to splashback areas. Heated towel rail. Shaver socket.

Outside

Rear garden: Enclosed by fencing. Predominantly laid to lawn. Patio area. Raised decking. Useful timber constructed shed/workshop. Raised flower beds. Access front to back via pathway and gate.

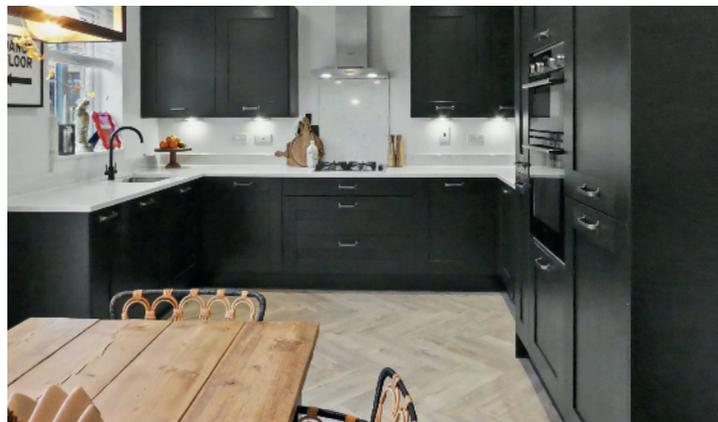
Front: Block paved providing off road parking for two vehicles.

Agents Note

There is a management fee of circa £200.00 per year payable to Trinity Estates.

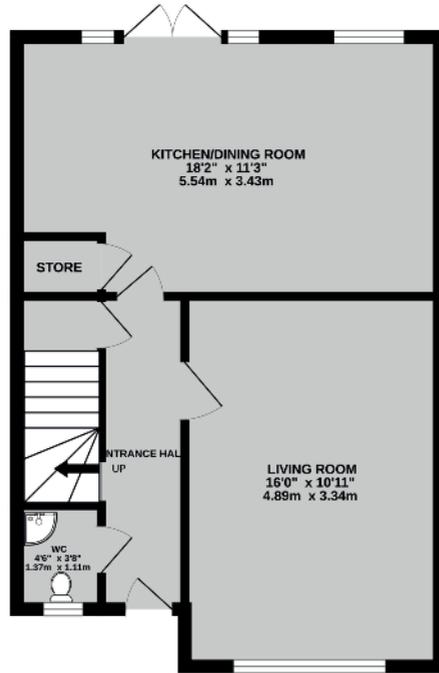
Services: All Council Tax Banding: C
Authority: Cherwell District Council



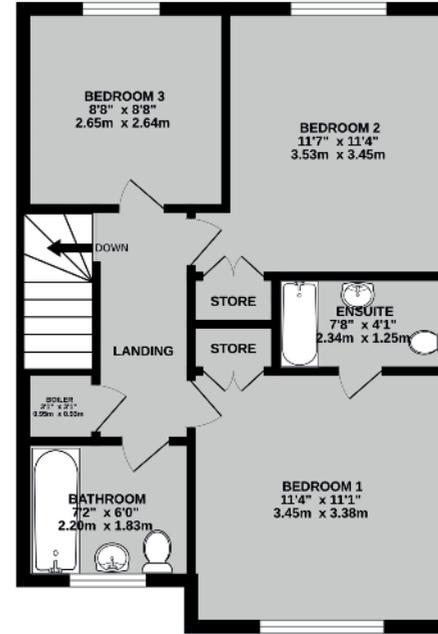




GROUND FLOOR
 481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
 481 sq.ft. (44.7 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	84	84
(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: 962 sq.ft. (89.4 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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