



55 Browning Road, Banbury, Oxon OX16 9LA  
£375,000 Freehold

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings





*An immaculate link detached house enjoying no-through road position in this sought after area of Banbury.*

**Entrance hall | Living/dining room | Kitchen | Utility | Cloakroom | Three bedrooms | Shower room | Enclosed private rear garden | Garden to front | Garage | Driveway Gas radiator heating | Double glazing**

Located on the popular Poets Corner development, an enlarged three bedroom link-detached house complemented by a private rear garden. The property is located within walking distance of many amenities including arcade of shops and both primary and secondary schools.

### Ground Floor

Canopy porch.  
Front door.

**Entrance hall:** Stairs rising to first floor. Useful downstairs storage cupboard.

**Living/dining room:** Dual aspect room with windows to front and rear. Door through to kitchen via dining area.

**Kitchen:** Also access via the hallway. Bowl and a half stainless steel inset sink unit and drainer. Range of contemporary white wood fronted wall and base units. Ample work surfaces. Tiling to splashback areas. Free space and plumbing for washing machine. Space for cooker. Space for fridge/freezer. Window overlooking garden. Wall mounted Glow Worm gas boiler for domestic hot water and central heating. Door to utility room.

**Utility room:** Work surface with free space under. Window overlooking garden. Door giving access to garden. Door to cloakroom.

**Cloakroom:** Coloured suite comprising of low level WC and wall hung handbasin. Tiling to splashback areas.

### First Floor

**Landing:** Access to loft.

**Master bedroom:** Generous size double bedroom to front aspect. Pedestal handbasin with tiling to splashback areas.

**Bedroom two:** Double bedroom to rear aspect.

**Bedroom three:** Generous single bedroom to rear aspect.

**Shower room:** Contemporary white suite comprising of wall hung handbasin with vanity unit, low level WC, and walk-in shower cubicle. All walls are fully tiled. Airing cupboard housing hot water tank and immersion heater. Tiled flooring. Heated towel rail.

### Outside

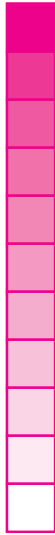
**Rear garden:** West facing private garden enclosed by fencing and hedgerow. Predominantly laid to lawn. Patio area. Flower beds, shrubs and bushes. Outside tap. The garden measures approximately 60 ft in length. Access front to back via pathway and gate.

**Brick built garage:** Attached to the property. Metal up and over door. Light and power connected. Door to rear giving access to the garden.

**Front:** Open-plan laid to lawn, flowers, shrubs and bushes. Pathway to front door. Driveway for two vehicles.

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

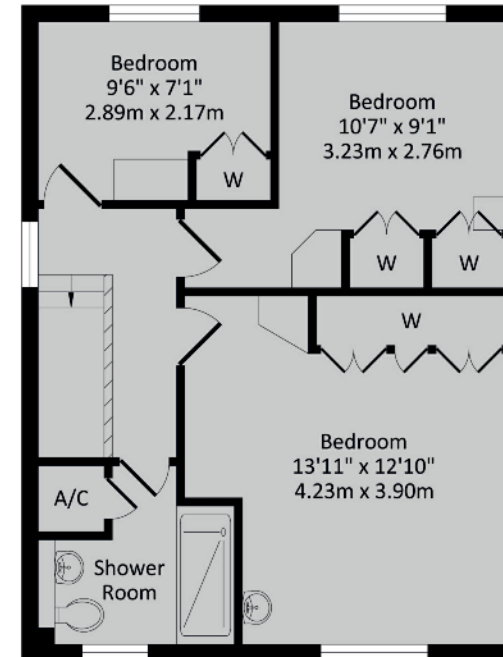
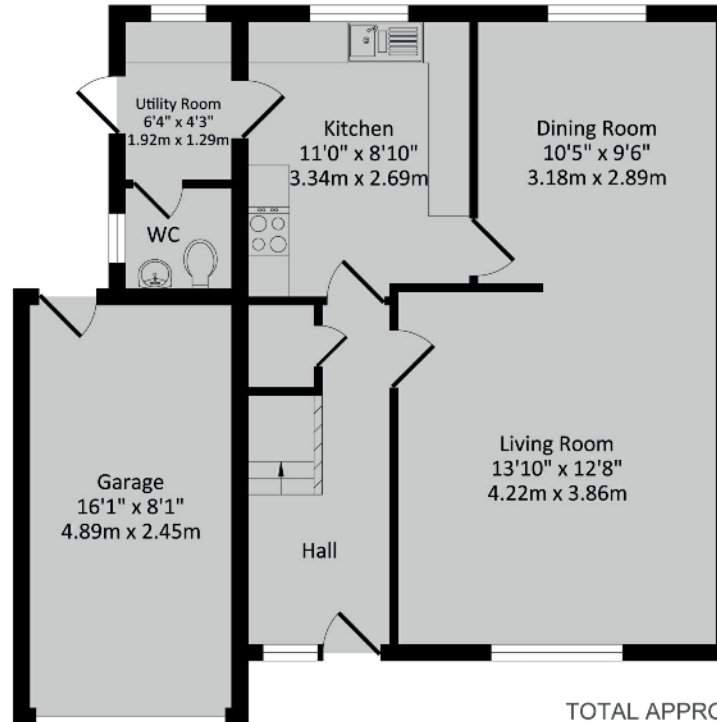
**Directions:** From Banbury Cross proceed south on the Oxford Road, taking the right turn into the A361 Bloxham Road. Continue along this road and Browning Road is the fourth turning on the right.





**Ground Floor**  
 656 sq.ft. (60.90 sq.m.) approx.

**First Floor**  
 462 sq.ft. (42.90 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    | 75 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**TOTAL APPROX. FLOOR AREA 1118 sq.ft. (103.80 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

**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.

5/6a Horsefair, Banbury,  
 Oxon OX16 0AA  
 t: 01295 221100  
 e: post@stanbra-powell.co.uk

Viewing: Through appointment with Stanbra Powell



**stanbra-powell.co.uk**

