



33 Brantwood Rise, Banbury, Oxon OX16 9NH
£350,000

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





A recently refurbished two bedroom detached bungalow.

**Entrance hallway | Living/dining room | Refitted kitchen
| Utility room | Conservatory | Two double bedrooms |
Bathroom | Good size rear garden | Driveway | Gas central
heating | Double glazing | No onward chain**

Located in this popular road close to many amenities is this recently refurbished two bedroom detached bungalow. The property benefits from a large living/dining area, refitted kitchen, utility room, conservatory, two double bedrooms, bathroom and good size rear garden. This property is offered for sale with no onward chain.

Accommodation

Access via UPVC double glazed front door to entrance porch.

Entrance porch: Tiled flooring. UPVC double glazed door to entrance hallway.

Entrance hallway: Laminate wood flooring. Radiator. Access to loft.

Living/dining room: Good size room with two radiators. UPVC double glazed window to side aspect. UPVC sliding door into conservatory. Laminate wood flooring.

Conservatory: UPVC construction with polycarbonate roof. Windows on all sides with double doors leading to garden. Tiled flooring. Radiator.

Kitchen: Recently refitted with a range of base and eye level units with wood effect worktop. Tiling to splashback areas. Built-in sink unit. Space for washing machine. Space for cooker. Space and plumbing for dishwasher. Space for free standing cooker with fixed extractor hood. Cupboard housing Glow worm boiler installed in 2023. UPVC double glazed window overlooking rear garden. UPVC double glazed door gives access to rear garden. Laminate wood flooring.

Bedroom one: Good size double bedroom with UPVC double glazed bay window to front aspect. Laminate wood flooring. Radiator.

Bedroom two: Double bedroom with UPVC double glazed triangle shaped window to front aspect. Laminate wood flooring. Radiator. Wall mounted recently fitted metal fuse box.

Bathroom: Replacement three piece white suite comprising of low level WC, wash handbasin and p-shaped bath with Bar shower over. Fully tiled walls and flooring. Heated towel rail. UPVC double glazed obscured window to side aspect.

Outside

Front: Block paved driveway for two/three vehicles. The rest is mostly laid to lawn which could be altered into additional parking if required.

Rear garden: South/east facing aspect. Large paved patio area. Pergola. Outside tap. Gated side access. Raised concrete base, the rest of the garden is mostly laid to lawn. The garden is enclosed by timber panel fencing and hedging. Door leading to utility area.

Utility area: Space and plumbing for washing machine. Tiled flooring. Space for dryer and further units.

Agents Note

The property benefits from wired smoke alarms. Additional insulation has been added in the loft area. Replacement internal doors throughout the property.

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

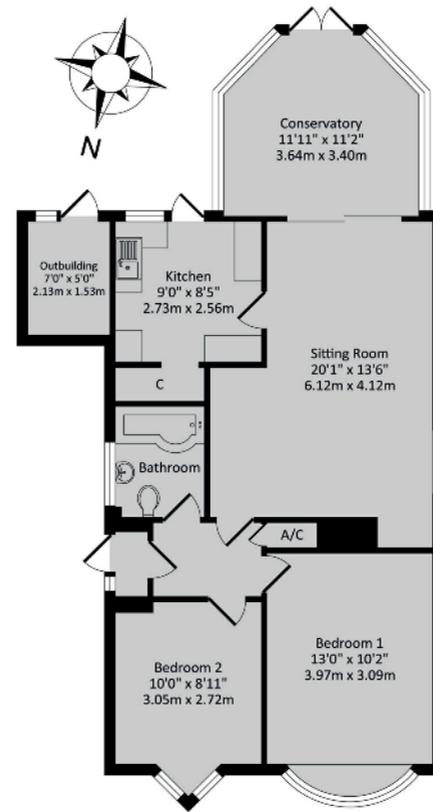
Directions: From Banbury Cross proceed west along West Bar and continue into the Broughton Road. At the large roundabout take the left turn into Queensway; continue onto the other side of the carriageway, taking the left turn into Brantwood Rise.







825 sq.ft. (76.60 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 APPROX. FLOOR AREA 825 sq.ft. (76.60 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



stanbra-powell.co.uk

Viewing: Through appointment with Stanbra Powell

