



18 Timms Road, Banbury, Oxon OX16 9DL
£340,000 Freehold

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





Three bedroom semi-detached home with generous garden.

Entrance porch | Entrance hallway | Kitchen/breakfast room | Living/dining room | Conservatory | Three bedrooms | Bathroom | Good-size rear garden | Single garage | Driveway | No onward chain

Located in the much sought after Timms development to the south side of Banbury is this three bedroom semi-detached home, benefiting from living/dining room, kitchen/breakfast room, conservatory, three good sized bedrooms, bathroom, good size rear garden single garage and driveway. This property is also offered for sale with no onward chain.

Ground Floor

Entrance via UPVC double glazed door to entrance porch.

Entrance porch: Double glazed obscured windows to front and side aspects.

Entrance via UPVC double glazed door to entrance hallway.

Entrance hallway: Stairs rising to first floor. Radiator. Good size understairs storage cupboard. Doors to ground floor accommodation.

Kitchen/breakfast room: Range of base and eye level units with laminate worktop. Built-in stainless steel sink unit, oven, 4 ring gas hob with extractor hood over. Space and plumbing for washing machine, dishwasher and under the counter fridge freezer. Tiling to splashback areas. UPVC double glazed window to front aspect. Radiator. Double glazed door leads to driveway.

Living/dining room: Spacious living/dining area with UPVC double glazed window overlooking the rear garden. Double glazed sliding patio doors lead into conservatory.

Conservatory: Built of brick and UPVC construction with glass roof and windows on all sides. Double doors open up onto the rear patio. Laminate wood flooring. Wall mounted electric panel heater.

First Floor

Landing: Access to all first floor accommodation. Loft hatch. Airing cupboard housing glowworm combination boiler.

Bedroom one: Good size double bedroom with UPVC double glazed window overlooking rear garden. Radiator.

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

Bedroom three: Double bedroom with UPVC double glazed window to front aspect. Radiator. Laminate wood flooring.

Bathroom: Three piece white suite comprising low level WC, wash hand basin and panel bath with shower attachment over. Tiling to splashback areas. Radiator. Tiled flooring. UPVC double glazed obscured window to side aspect.

Outside

Frontage: Tandem driveway for two/three vehicles. Pathway leading to the front door flanked on either side by plum slate and a laid lawn area partially enclosed by low-level fencing and a brick wall. The driveway at the front could be increased in size for up to four/five vehicles.

Rear garden: South facing aspect stepping out into a large paved patio area. The rest of the garden is mostly laid to lawn with mature trees and shrubs and is enclosed by mostly timber panel fencing and wire fencing. Gated access to the driveway.

Single garage: Built of brick construction with asbestos roof, metal up and over door, power and light connected. UPVC double glazed door to the garden, UPVC double glazed window overlooks the rear garden.

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

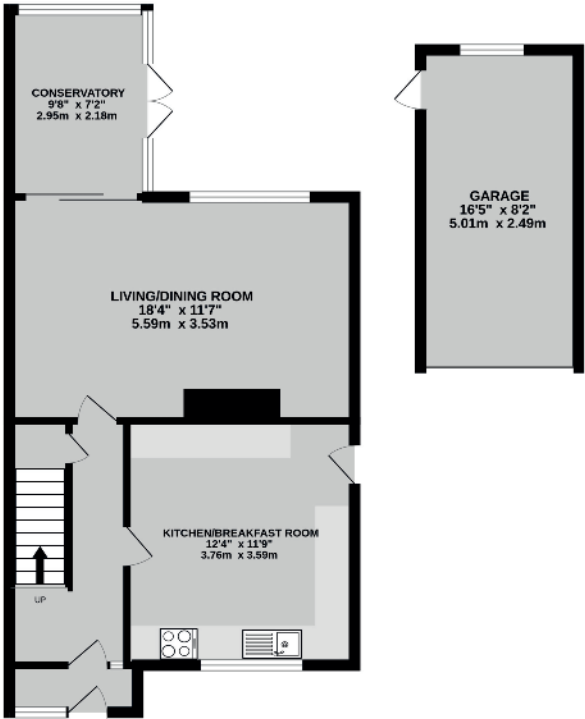
Directions: From Banbury Cross proceed south on the Oxford Road, passing the Horton General Hospital and at Sainsbury's Supermarket take the right turn into Grange Road and first left into Timms Road.



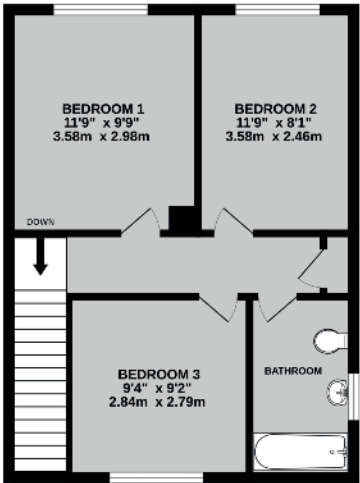




GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1076 sq.ft. (99.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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