



84 Middleton Road, Banbury, Oxon OX16 4RD
'Guide Price' £259,000

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





A non-estate detached bungalow offered with no onward chain.

Recessed porch | Entrance hall | Living room | Kitchen | Conservatory | Bathroom | Separate WC | Two bedrooms | Garden to front, rear and side

Located on the east side of Banbury within walking distance of the town centre and railway station, a two bedroom detached bungalow occupying a favoured plot providing potential to enlarge further (subject to necessary planning permissions).

Accommodation

Recessed porch.

Front door.

Entrance hall: Useful storage cupboard. Airing cupboard housing hot tank and immersion heater. Double doors giving access to living room.

Living room: Fireplace with inset gas fire with back boiler for domestic hot water and central heating. Window to front and window to side.

Kitchen: Range of contemporary ivory fronted wall and base units with complementary tiling to splashback areas. Work surface free space and plumbing for washing machine. Integrated 4 ring gas hob with electric oven under and extractor over. Integrated fridge/freezer. Useful pantry style cupboard. Door through to conservatory.

Conservatory: Brick and UPVC construction with polycarbonate roof. Doors giving access to gardens.

Bedroom one: Double bedroom with fitted wardrobe to front aspect.

Bedroom two: Double bedroom overlooking garden.

From the hallway door to bathroom.

Bathroom: Cast iron tongue and groove panelled bath with shower unit over and pedestal handbasin. All walls are fully tiled.

From the hallway door to separate WC.

WC: Low level WC. Double glazed window to rear.

Agents Note

Windows are all double glazed.
Gas central heating.

Outside

Main garden to the side of the property is laid to lawn. Areas laid to shingle. Patio enclosed by brick walling and fencing. Hardstanding for shed. To the rear of the property is a paved patio area. Adjacent to the main garden is further patio area which could provide further off road parking (subject to planning permissions) or provide scope for extensions (subject to necessary planning permissions).

Front: Block paved with fencing and brick walling to boundaries. Pathway to front door.

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

Directions: From Banbury Cross proceed east through the High Street and into George Street; continue to the second set of traffic lights and turn left into Upper Windsor Street. At the next set of traffic lights turn right and continue over the railway bridge into the Middleton Road.

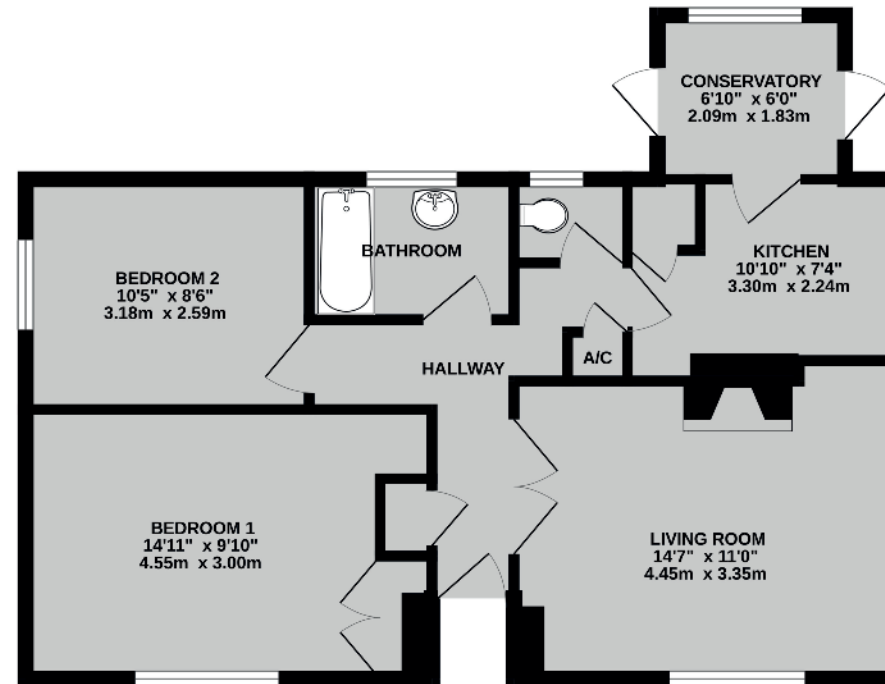






GROUND FLOOR
 604 sq.ft. (56.1 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 604 sq.ft. (56.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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