



34 Evenlode, Banbury, Oxon. OX16 1PE
£280,000 Freehold

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





A well presented, spacious, terraced house complimented by private garden and benefiting from garage to rear.

Entrance hall | Ground floor cloakroom/WC | Dual aspect living/diner | Kitchen | Three first floor bedrooms | Wet room | Gardens to front and rear | Garage | Gas central heating | Double glazing

Located within walking distance of many amenities including both primary and secondary schools and an arcade of shops. A generous sized three bedroom terraced house offered with no onward chain.

Ground Floor

Canopy porch leads to the front door. Front door leads to **Entrance hall**, stairs leading off to first floor.

Cloakroom/WC: Modern white suite comprising of wall mounted hand basin, low level WC, tiling to splashback areas. Tiled flooring.

Living/Diner: Dual aspect room with box bay window to the front aspect, sliding patio doors to rear aspect.

Kitchen: Range of white fronted wall and base units, ample work surfaces, inset sink unit and drainer, space and plumbing for washing machine, space for cooker, space for fridge and freezer. Window overlooking garden, door giving access to garden. All walls being fully tiled.

First Floor

Landing: Access to loft, cupboard housing Worcester gas boiler for domestic hot water and central heating, approximately 6 years old.

Bedroom one: Generous double bedroom to front aspect with fitted wardrobes.

Bedroom two: Double bedroom to rear aspect.

Bedroom three: Generous single bedroom to front aspect.

Wet room: All walls are fully tiled. Mira Advanced shower, pedestal hand basin, low level WC, heated towel rail, extractor. All windows are double glazed, gas radiator heating.

Outside

To the rear is an enclosed larger than average: **Rear garden** laid to lawn patio area, gate to rear. Within the garden is a garage of prefabricated construction, metal up and over door.

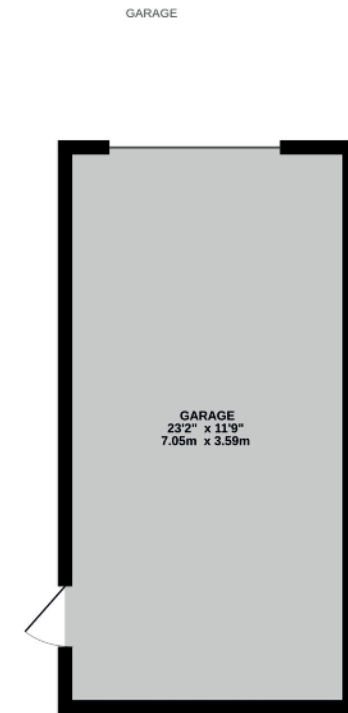
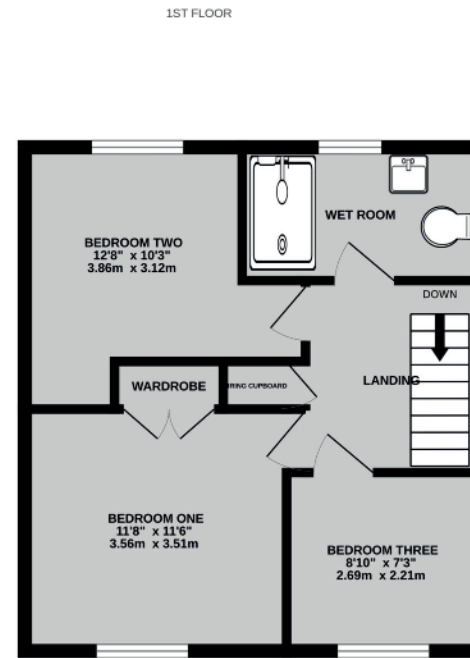
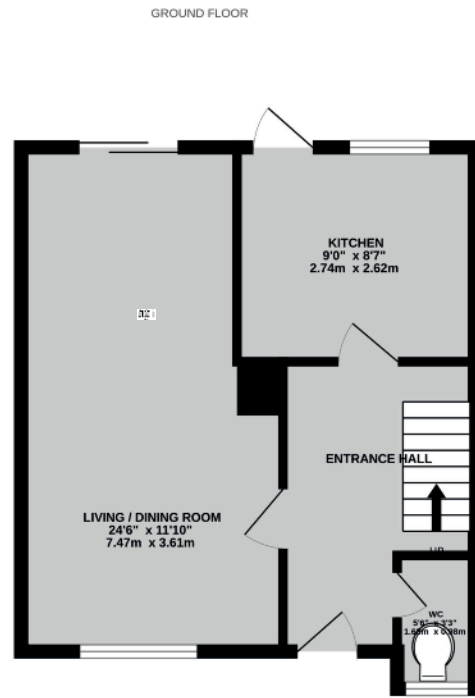
Front: Door to side giving access to the garden. To the front of the property is a large generous sized front garden laid to lawn and shingle, pathway to front door.

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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