



27 Gascoigne Way, Bloxham, Banbury, Oxon OX15 4TJ  
'Guide Price' £350,000 Freehold

Stanbra  
Powell

Estate Agents  
Valuers  
Property Lettings





*A three bedroom end terraced property located in a quiet cul-de-sac on the edge of Bloxham.*

**Entrance hallway | Cloakroom | Living room | Dining area | Kitchen | Three bedrooms | Bathroom | Rear garden | Driveway | Garage | Solar panels**

Located in a quiet cul-de-sac within walking distance of many amenities in the popular village of Bloxham is this three bedroom end of terraced home benefiting from driveway and garage, living room, dining area, kitchen, three bedrooms and bathroom. The property has a pleasant rear garden and Solar panels.

**Ground Floor**

Covered porch.  
Front door.

**Entrance hallway:** UPVC double glazed window to side aspect. Radiator. Tiled flooring. Stairs rising to first floor.

**Cloakroom:** Refitted two piece white suite comprising of low level WC and wash handbasin with built-in storage cupboard underneath. Tiled flooring. Tiling to splashback areas. Wall mounted fuse box. Solar panel controls. UPVC double glazed obscured window to front aspect.

**Living room:** Good size living area with UPVC double glazed window overlooking front garden. Radiator. Feature fireplace. Understairs storage cupboard.

**Dining area:** Plenty of room for table and chairs. Radiator. UPVC double glazed double doors onto rear patio.

**Kitchen:** Range of base and eye level modern units with laminate worktop. Built-in stainless steel sink unit. Built-in cooker with 4 ring gas hob and extractor hood. Wall mounted boiler. Space for fridge/freezer. Plumbing for washing machine. Tiling to splashback areas. Tiled flooring. Wall mounted boiler. UPVC double glazed window and double glazed door leading to rear garden. Radiator.

**First Floor**

**Landing:** Access to loft. Airing cupboard housing hot water tank.

**Bedroom one:** Good sized double bedroom with UPVC double glazed window to front aspect. Radiator. Built-in double wardrobe.

**Bedroom two:** Double bedroom with UPVC double glazed window overlooking rear garden. Radiator. Built-in wardrobe.

**Bedroom three:** Single bedroom with with UPVC double glazed window to front aspect. Built-in over stairs cupboard. Radiator.

**Bathroom:** Three piece white suite comprising of low level WC, wash handbasin and panelled bath with Bar shower over. Tiling to splashback areas. UPVC double glazed obscured window to rear aspect.

**Outside**

**Rear garden:** Block paved patio area. Outside tap. Gated side access. The rest of the garden is mostly laid to lawn with mature flower and shrub borders. The garden is enclosed by mostly timber panel fencing.

**Front: Driveway** for one vehicle. Pathway leading to front door. Mature trees and shrubs.

**Single brick built garage** with roller door. Power and light connected. Eaves storage.

**Agents Note**

Solar Panels were fitted approximately 14 years ago, currently achieving an income of £2000.00 per annum.

**Bloxham**

The village of Bloxham can be found approximately 5 miles from Banbury and offers a range of amenities including post office, choice of public houses and doctors surgery. Schooling in the village offers primary, secondary and also Bloxham private school.

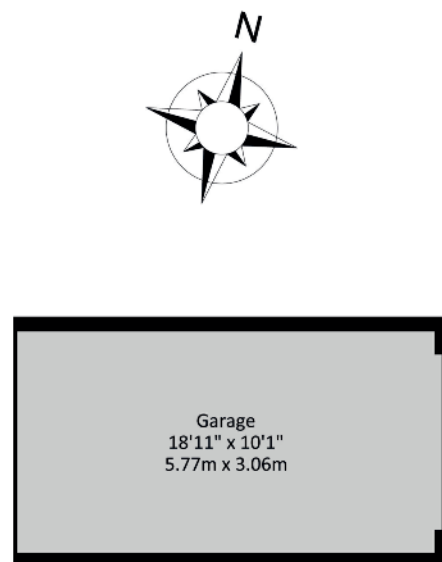
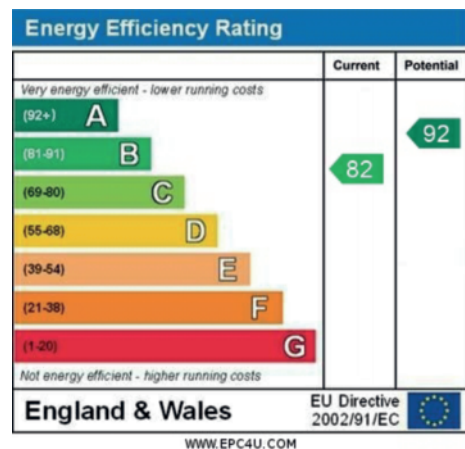
**Services:** All                      **Council Tax Banding:** D  
**Authority:** Cherwell District Council

**Directions:** From Banbury Cross proceed south west on the A361 Chipping Norton Road and go through the village of Bloxham and upon leaving the small roundabout, take the left turn to the Barford Road. Continue for approximately half a mile and Gascoigne Way is on the right hand side.

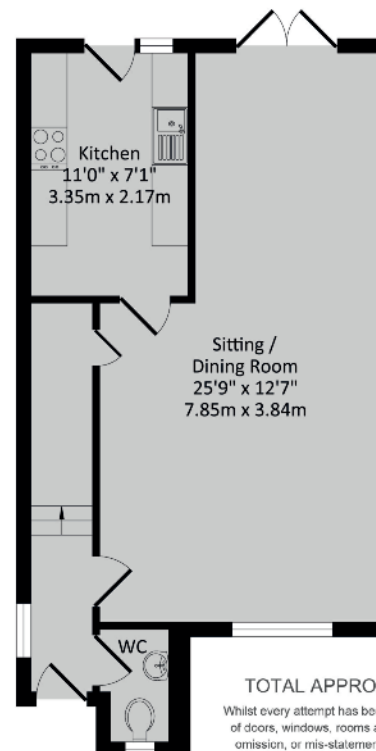




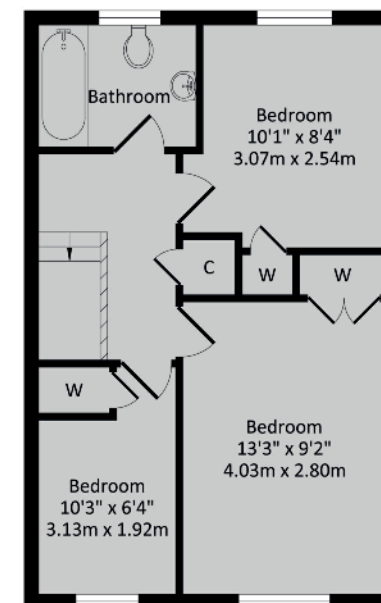
Garage  
 191 sq.ft. (17.70 sq.m.) approx.



Ground Floor  
 431 sq.ft. (40.0 sq.m.) approx.



First Floor  
 405 sq.ft. (37.60 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1027 sq.ft. (95.30 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.

Viewing: Through appointment with Stanbra Powell



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