



10 Elizabeth Rise, Banbury, Oxon OX16 9LZ
£395,000 Freehold

**Stanbra
Powell** | Estate Agents
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Property Lettings





An extremely well presented and extended two bedroom detached bungalow, situated in a sought after location on the south side of Banbury. The property offers spacious and well-balanced accommodation, including a large open-plan kitchen/dining/family room, two double bedrooms, and a four-piece bathroom suite. Externally, there is a pleasant rear garden and driveway parking, with potential to extend the frontage if required. Conveniently located within easy reach of local amenities, shops, and the town centre. Offered for sale with no onward chain.

Entrance porch | Entrance hallway | Living room | Large kitchen/dining/ family room | Cloakroom | Two double bedrooms | Large four piece bathroom suite | Boarded loft with ladder access | Rear garden | Driveway parking | No onward chain

Accommodation

Entrance Porch

Accessed via UPVC double glazed doors, with obscured window to the front aspect and door leading into the hallway.

Entrance Hallway

With laminate wood flooring, radiator, and doors to all rooms. Cupboards housing the combination boiler (installed 2018) and fuse box. Loft access with pull-down ladder, lighting, and boarding.

Living Room

A spacious room with a large window to the front aspect, feature fireplace, built-in storage cupboard, and radiator.

Kitchen/Dining/Family Room

A substantial open-plan space forming the main hub of the home. The kitchen is fitted with a range of base and eye-level units with solid worktops and tiled splashbacks. Integrated appliances include gas hob with extractor, oven, fridge freezer, dishwasher, and washing machine. A central island with quartz worktop provides additional workspace and breakfast seating. There is ample room for a dining table and seating area. Additional features include a roof lantern, spotlights, vertical radiators, and a window overlooking the rear garden.

Cloakroom:

Low level WC and wash handbasin.

Bedroom One

A good-sized double bedroom with built in wardrobes, wall mounted radiator and window to the front aspect.

Bedroom Two

A further double bedroom with built in wardrobe, wall mounted radiator and window overlooking rear garden.

Bathroom

A large four-piece white suite comprising panel bath, separate shower cubicle, WC, and wash hand basin. Obscured window to rear aspect. Wall mounted heated towel rail. Underfloor heating. Storage cupboard.

Outside

Front

Driveway providing off-road parking for two vehicles, with the remainder laid to lawn and planted borders. There is potential to enlarge the driveway if required. Side access leads to the rear.

Rear Garden

A well-maintained and thoughtfully arranged rear garden, offering a good balance of lawn and seating areas. A paved patio extends from the rear of the property, providing space for outdoor dining, with steps leading up to a central lawn.

To one side, there is a gravelled section with a pathway and a small decorative pond, alongside planted borders. A timber pergola with decked seating area offers a sheltered space, ideal for relaxing or entertaining.

To the rear, there is a substantial timber shed providing useful storage. The garden is enclosed by timber panel fencing and benefits from a good degree of privacy, with a mix of established planting and open space.

Double gates previously provided access to a garage which the current owners took down. The new owner may want to reinstate a garage or create additional parking.

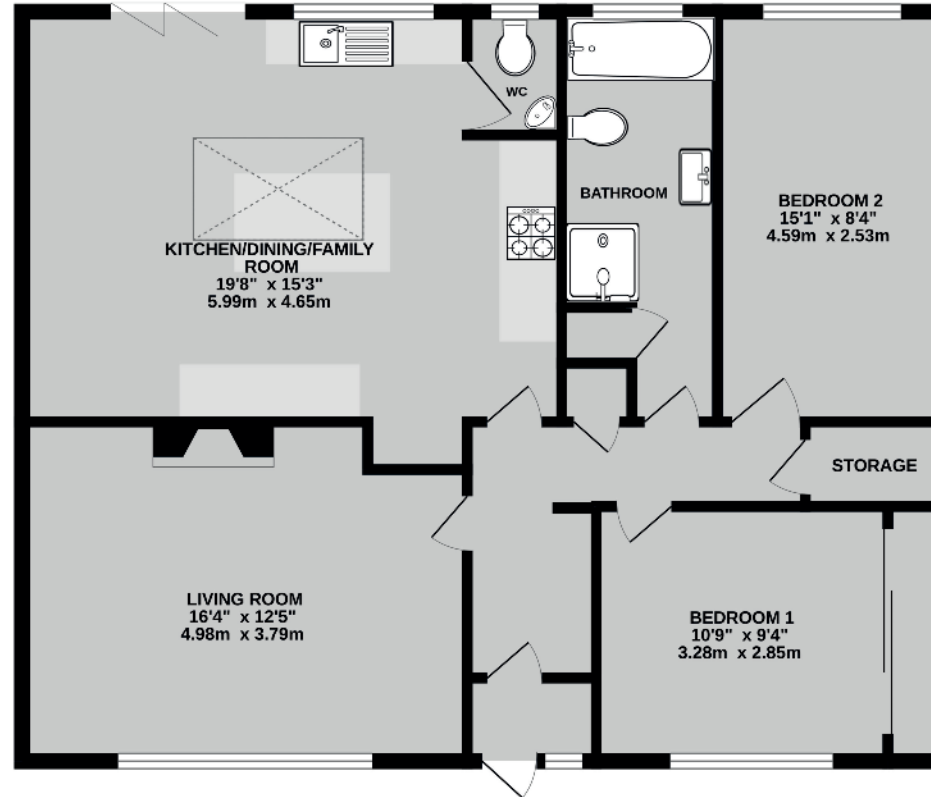
Services: All Council Tax Banding: D
Authority: Cherwell District Council

Directions: From Banbury Cross proceed west along West Bar and continue into the Broughton Road; at the roundabout take the left turn into Queensway and Elizabeth Rise is the third right turn.





922 sq.ft. (85.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 922 sq.ft. (85.7 sq.m.) approx.
 While 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 misstatement. 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.

5/6a Horsefair, Banbury,
 Oxon OX16 0AA
 t: 01295 221100
 e: post@stanbra-powell.co.uk

Viewing: Through appointment with Stanbra Powell



stanbra-powell.co.uk

