



84 Bourton Road, Banbury, Oxon. OX16 1DL  
£350,000 'Guide Price'

**Stanbra  
Powell** Estate Agents  
Valuers  
Property Lettings





*A three bedroom semi-detached home on a popular new development.*

Entrance hallway|Cloakroom|Living room|Kitchen|Dining room|Lean-to|Three bedrooms|En suite to master bathroom|Allocated parking for two vehicles

Located on the north side of Banbury in this popular new development is this three-bedroom semi-detached home. Built in 2019, the property benefits from downstairs cloakroom, living room, kitchen/dining room, an additional lean-to that the owners have erected, providing an additional space. There are three bedrooms, with an en-suite to the master and a family bathroom. Allocated parking for two vehicles to the front of the property.

**Ground Floor**

**Front:** Pathway leading to front door and landscape front garden with various mature plants and bushes. Allocated parking opposite the property for two vehicles. Entrance via covered porch area via composite door into entrance hallway.

**Entrance hallway:** Tiled flooring, doors to all ground floor accommodation, stairs rising to first floor. Wall-mounted radiator.

**Cloak room:** Two-piece white suite comprising WC, wash hand basin, wall-mounted radiator, UPVC double-glazed obscured sash window to the front aspect, tiled flooring, tiling to splashback areas

**Living room:** Spacious living room with UPVC double-glazed bay window with sash openers to the front, wall-mounted radiator.

**Kitchen/Dining Room:** The kitchen area has a range of modern base and eye level units with a granite worktop, built-in appliances including oven, fridge/freezer, four-gas hob, extractor hood above, stainless steel sink unit with one neck tap and dishwasher. There is also space and plumbing for a washing machine and a cupboard housing boiler. Tiled flooring throughout, and a UPVC double-glazed window into the lean-to area. In the dining area there is space for a good-sized dining table and chairs. a wall-mounted radiator, and an understair storage cupboard. The UPVC double-glazed windows and double doors lead to the:

**Lean-to:** This area is timber construction with power and light connected and an outside food preparation area including a sink. This area is used throughout the year and by the current owners. There is a door leading to the garden area.

**First Floor**

**Landing:** Access to all first floor accommodation. Wall mounting radiator. Access to loft which has a pull down ladder and is boarded. Airing cupboards housing hot water tank.

**Bedroom one:** A spacious double bedroom with built-in wardrobes and sliding doors, wall-mounted radiator, UPVC double-glazed sash window to the front aspect.

**En suite:** Three-piece white suite comprising low-level WC, wash hand basin, shower cubicle with rainfall shower head over and separate shower attachment. Tiling to splashback areas, tile flooring, extractor fans, sunken spotlights

**Bedroom two:** Double bedroom with UPVC double-glazed windows to the rear aspect overlooking the garden. Built-in double wardrobe with sliding doors. Wall-mounted radiator.

**Bedroom three:** Single bedroom with UPVC double-glazed window overlooking the rear garden. Built-in single wardrobe. Wall-mounted radiator.

**Bathroom:** Three-piece white suite comprising low-level WC, wash hand basin, panel bath with shower over. Tiling to splashback areas. UPVC double-glazed obscured sash window to the front aspect. Wall-mounted heated towel rail. Tiled flooring

**Outside**

**Garden:** With a west facing aspect. mostly laid to lawn with various flowers and shrubs, enclosed by timber panel fencing, hard standing for a shed, pathway leading through the middle of the garden which also wraps around the property leading to gated side access

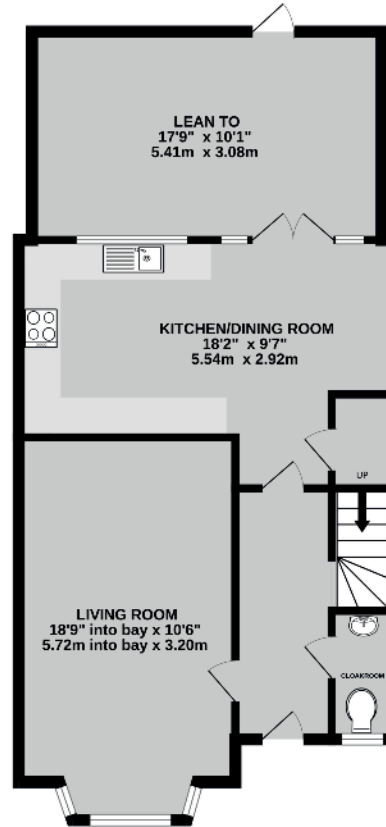
Services: All Council Tax Banding: C  
Authority: Cherwell District Council



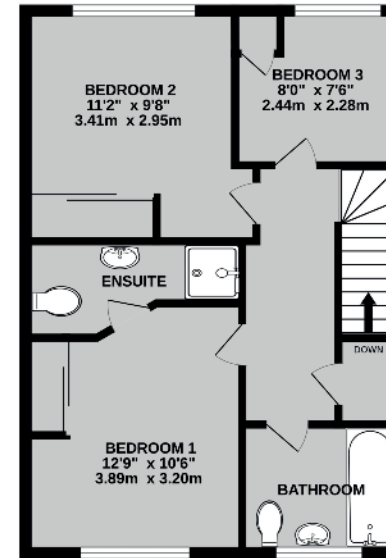




GROUND FLOOR  
 644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR  
 478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 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 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.  
 Made with Keyplan 12/016

**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



**stanbra-powell.co.uk**

Viewing: Through appointment with Stanbra Powell

