



15 Collins Drive, Bloxham, Banbury, Oxon OX15 4FR
Offers in the region of £308,500 Freehold

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





Well presented double fronted semi detached home providing well-proportioned accommodation throughout, located in a sought after village.

Entrance hall | Cloakroom | Kitchen/breakfast room | Living room | Master bedroom with en-suite, two further first floor bedrooms | Bathroom | Pleasant rear garden | Small garden to front | Garage | Driveway for two vehicles | Double glazing | Gas central heating

Located in this sought after well served village full of amenities, a three bedroom semi detached house offered in excellent decorative order throughout benefiting from a garage and parking for two cars.

Ground Floor

Front door.

Entrance hall: Stairs rising off to first floor. Laminate flooring.

Cloakroom: Low level WC. Wash hand basin. Tiling to splashback areas. Laminate flooring.

Kitchen/breakfast room: Dual aspect room comprising of stainless steel inset sink unit and drainer. Comprehensive range of contemporary wall and base units with complementary work surfaces. Tiling to splashback areas. Integrated four ring gas hob with electric oven and grill under. Space for fridge/freezer. Integrated washing machine. Cupboard housing gas boiler for domestic hot water and central heating. Laminate flooring.

Living room: Dual aspect living room. Casement doors giving access to garden.

First Floor

Landing: Access to loft. Airing cupboard housing hot tank and immersion heater.

Master bedroom: Overlooking garden. Fitted wardrobes.

En-suite: Fully tiled shower cubicle with thermostatic shower unit. Low level WC. Pedestal hand basin. Tiling to splashback areas. Tiled flooring. Recessed spotlights. Extractor. Shaver socket and light.

Bedroom two: Double bedroom.

Bedroom three: Single bedroom.

Bathroom: White suite comprising of panelled bath with mixed tap shower over. Pedestal hand basin. Low level WC. All walls are fully tiled. Tiled effect flooring. Extractor. Shaver socket and light.

Outside

Rear garden: Enclosed by close board and fencing. Artificial lawn. Patio area. Shrubs and bushes. Hardstanding for summer house. Areas laid to decorative plum and slate. Outside tap. Gate to side allowing access to garage.

Single garage: Metal up and over door. Parking bay in front plus further parking.

Front: Small area laid to lawn. Shrubs and bushes.

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

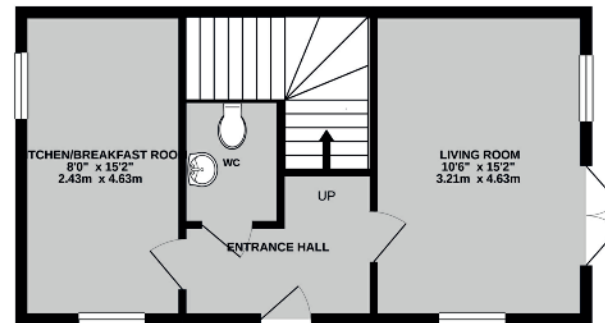
Directions: From Banbury Cross proceed south west on the A361 Chipping Norton Road, go through the village and at the mini-roundabout, take the left turn into the Barford Road and first left into Milton Road and Collins Drive can be found on the left hand side.



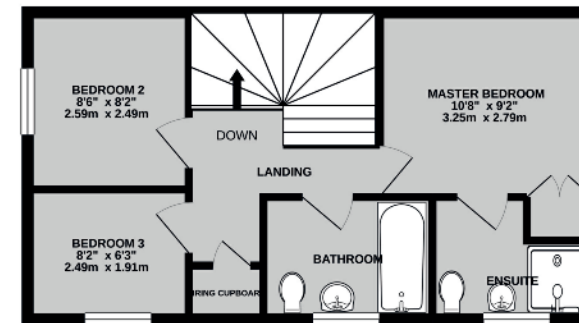




GROUND FLOOR
 425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
 425 sq.ft. (39.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.

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.

Viewing: Through appointment with Stanbra Powell



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