



3 Cumberford Close, Bloxham, Banbury, Oxon OX15 4HN
£222,950 Leasehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





An extremely well presented ground floor maisonette with larger than average garden.

Entrance hallway | Living room | Kitchen/Breakfast room | Utility room | Conservatory | Two double bedrooms | Bathroom | 125 ft rear garden | Communal parking | Double glazing | Gas central heating

Located in the much sought after village of Bloxham is this two double bedroom ground floor maisonette presented in excellent condition throughout. The property benefits from 125 ft rear garden, modern fittings throughout and communal parking.

Accommodation

Access via UPVC double glazed door to;

Entrance hall: Vinolay wood effect flooring. Single panel radiator. Airing cupboard housing hot water tank.

Living room: UPVC double glazed window to front aspect. Single panel radiator. Gas fire with back boiler system.

Kitchen: Range of base and eye level units. Hardwood work tops. Built-in sink unit. Built-in oven with four ring gas hob and extractor hood above. Tile splashbacks. Single panel radiator. Understairs storage. Vinolay wood effect flooring. UPVC double glazed window into conservatory. UPVC double glazed door into conservatory.

Conservatory: Built of brick and UPVC construction with polycarbonate roof. Wall mounted electric panel heater. Tiled flooring. UPVC double glazed door leading to garden. Windows on all sides.

Utility room: UPVC double glazed window to side aspect. Plumbing and space for washing machine and dryer. Space for fridge/freezer. Storage cupboard. Vinolay wood effect flooring.

Bedroom one: Generous double bedroom. Single panel radiator. UPVC double glazed window to front aspect.

Bedroom two: Generous double bedroom. Single panel radiator. UPVC double glazed window overlooking rear garden.

Bathroom: Contemporary white suite comprising of low level WC, wash hand basin and panelled bath with shower attachment over. UPVC double glazed obscured window to rear aspect. Vinolay wood effect flooring. Heated towel rail.

Outside

Front: Laid to lawn area with pathway leading to front door.

Rear garden: Mature and established garden, measuring approximately 125 ft in length. Feature timber pergola and seating decked area. Gated side access. Shingle to side. Raised shingle flower beds with steps leading up to area laid to lawn. The garden is enclosed by timber panel and wire fencing. Hardstanding for shed. Outside tap.

Agents Note

Lease: 125 years from 1997.

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.

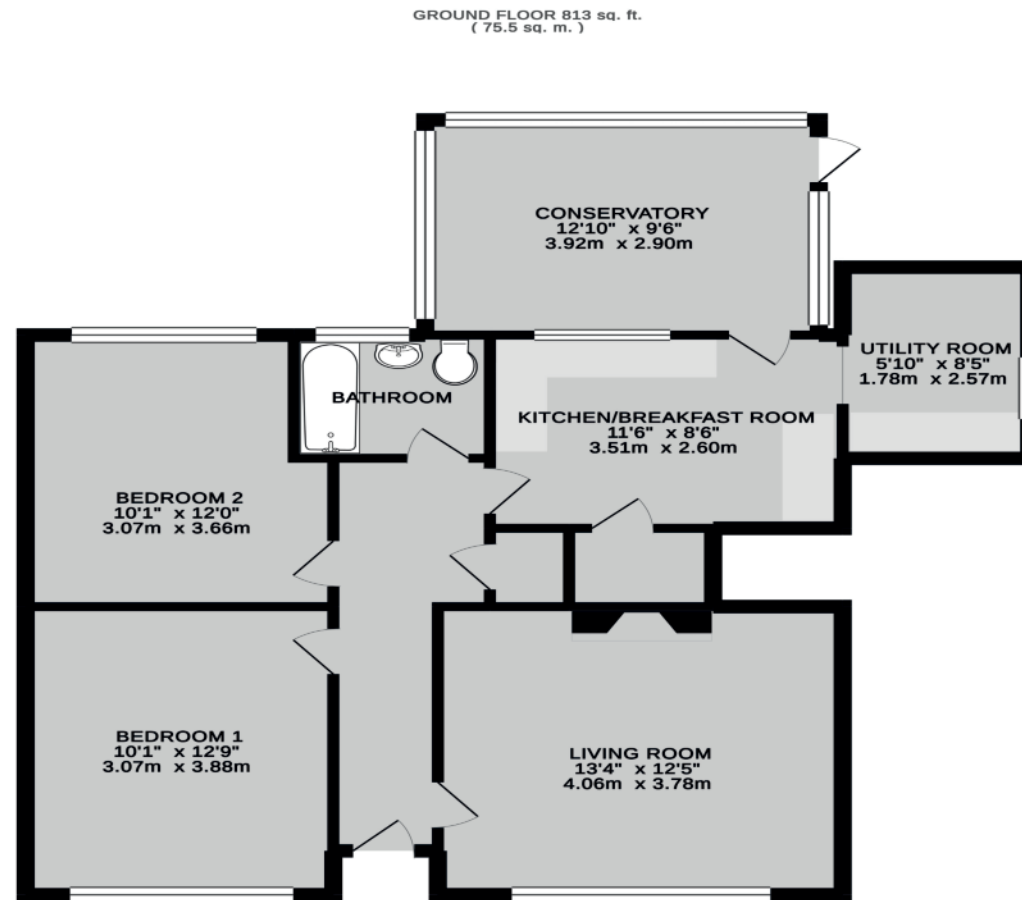
Services: All Council Tax Banding: B
Authority: Cherwell District Council

Directions: From Banbury Cross proceed south on the Oxford Road, taking the right turn into the Bloxham Road. Continue along this road and through the village of Bloxham, going over the mini roundabout. Take the right turn opposite the Esso garage into the Tadmarton Road, then take the third turn on the left into Cumberford Close.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 813 sq. ft. (75.5 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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