



9 Mewburn Road, Banbury, Oxon OX16 9PQ
£350,000 Freehold

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings

Extremely well presented three bedroom detached bungalow

Entrance porch | Entrance hallway | Living room | Kitchen | Three bedrooms | Refitted bathroom | Pleasant rear garden | Single garage | Driveway

Located within an easy walking distance of the town centre and further amenities including local shops, is this well presented three bedroom detached bungalow. The property benefits from a good sized driveway, living room, refitted kitchen, three bedrooms, refitted bathroom, pleasant landscaped rear garden and single garage.

Accommodation

Steps lead down to the front door UPVC double glazed door into **porch**. Built of UPVC construction with flat roof. There are windows on all sides. Access via composite door to entrance hallway.

Entrance hall: Doors to all accommodation. Radiator. Access to loft. Airing cupboard housing Worcester combination boiler.

Living room: Spacious room. Radiator. Electric fire. Floor to ceiling UPVC glazed window overlooking the front aspect. Two radiators.

Kitchen: Range of base and eye level units, laminate worktop. Tiling to splashback areas. Built-in sink unit. Built-in oven. Space and plumbing for washing machine. Built-in fridge/freezer. UPVC double glazed window overlook front aspect. 4 ring electric hob. UPVC double glazed door leads to driveway area. Storage cupboard houses the fuse box.

Bathroom: Refitted three piece white suite comprising low level WC, washhand basin built-in storage underneath. P shaped bath with electric shower. Fully tiled walls. Wall mounted fan heater. Radiator. UPVC double glazed window obscured window to the side aspect.

Bedroom one: Good sized double bedroom with UPVC double glazed window overlooking the rear garden. Radiator.

Bedroom two: Double bedroom with UPVC glazed window to rear aspect. Radiator.

Bedroom three: Currently set up as a dining room. Radiator. Double glazed double doors lead into conservatory.

Conservatory: UPVC construction with a flat roof, windows on all sides overlooking the garden. Door leads out onto the rear patio.

Outside

Front: Largely laid to lawn area, enclosed by picket fencing. **Block paved driveway** which extends down to the garage for approximately four to five vehicles, (this could be increased if required by removing the grass area).

Rear Garden: The garden has been beautifully landscaped by the current owner and is largely laid to patio. There are mature flower and shrub borders, and beds dotted around. Gated side access on both sides lead to the front of the property. The garden is enclosed mostly by timber panel fencing.

Garage: Built of prefabricated concrete construction. This is a slightly larger than average garage, with an electric roller door. Two windows overlooking the garden. Personal door to the garden.

Workshop: Aluminium double glazed door into workshop area, UPVC double glazed window looks into rear garden, various benches and PowerPoints.

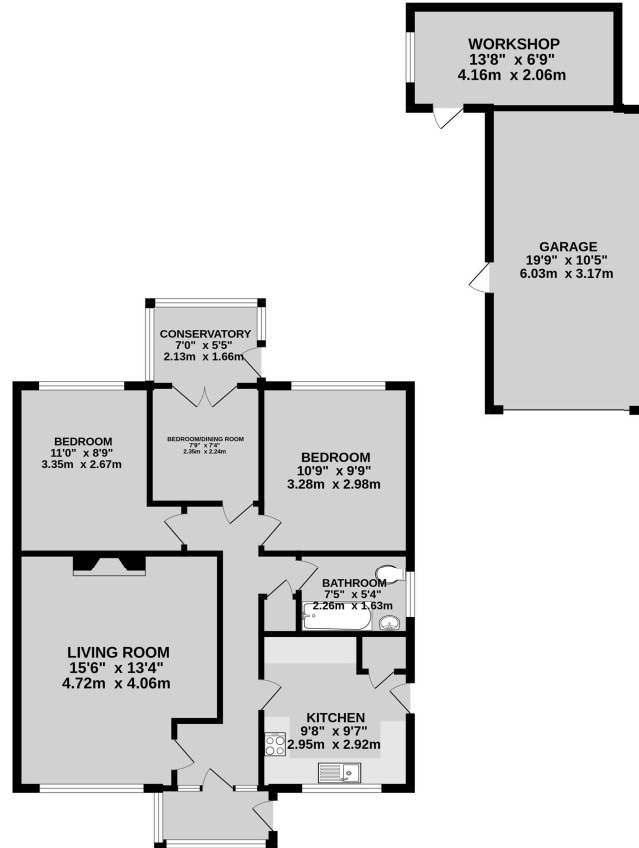
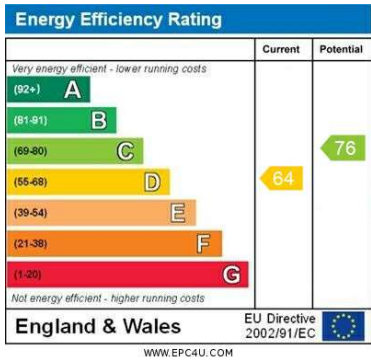
Services: All Council Tax Banding: D
Authority: Cherwell District Council

Directions: From the Banbury Cross proceed along West Bar and turn left onto Beargarden Road, first right into Kingsway, then first right into Mewburn Road.





1042 sq.ft. (96.8 sq.m.) approx.



TOTAL FLOOR AREA: 1042 sq.ft. (96.8 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.

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