



16 Red House Road, Bodicote, Banbury, Oxon OX15 4BB
'Guide Price' £360,000 Freehold

**Stanbra
Powell**

Estate Agents
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Property Lettings





A well presented two bedroom semi-detached bungalow

Entrance porch | Living room | Kitchen/dining room | Refitted bathroom | Refitted kitchen | Two double bedrooms | Conservatory | Garden cabin, fully insulated | Pleasant rear garden | Driveway

Located within easy reach of many amenities in this popular village location, is this well presented two bedroom semi-detached bungalow. The property benefits from living room, kitchen/dining room, two double bedrooms, conservatory with solid roof, well maintained rear garden and a fully insulated timber cabin.

Accommodation

Pathway leads to front door. Composite front door leads into entrance porch. Wall mounted radiator. UPVC double glazed window to side aspect, through then into living room.

Hallway: Radiator. Access to loft via pull down ladder, light connected, loft is partly boarded. Boiler is located in the loft and is approximately seven years old and is serviced regularly.

Spacious living room: Radiator. Large UPVC double glazed window to front aspect. Gas fire with traditional surround.

Kitchen/dining room: Kitchen refitted approximately two years ago. Range of modern white base and eye level units with laminate worktop. Tiling to splashback areas. Built-in appliances include stainless steel sink unit, 4 ring gas hob with extractor hood. Built-in cooker and fridge/freezer. Space for washing machine. UPVC double glazed windows to front and side aspects. Radiator. Space enough for table and chairs. Laminate wood flooring. UPVC double glazed door leads to side.

Bathroom: Refitted in 2024. Three piece white suite comprising low level WC, washhand basin with built-in storage cupboard underneath, panel bath with shower over. Fully tiled wall. Wall mounted heated towel rail. UPVC double glazed obscured window to side aspect.

Bedroom one: Spacious double bedroom with UPVC double glazed window overlooking the rear garden. Radiator. Built-in wardrobes.

Bedroom two: Double bedroom with UPVC double glazed window. Radiator. Internal bi-fold door leading to conservatory.

Conservatory: Built of brick and UPVC construction with glass roof, which has been insulated by the owner. Two radiators. Double glazed windows on all sides overlooking the rear garden with double doors leading to rear patio.

Outside

Front: Driveway for two or three vehicles. Partly laid to concrete, part shingle. Raised shingle area with mature bushes.

Garden: South facing aspect. Stepping out onto a large patio area. Step up to a pathway which is intertwined between flower borders. Hardstanding for shed. To the side of the property, there is a storage area.

Rear of the garden, there is a fully insulated **timber cabin** with double glazed double doors providing access. There is one main area with a double glazed window overlooking the rear garden, and a secondary area currently used as a craft room for the owner, which also has a double glazed window overlooking the garden. The cabin has power and light connected.

Garage: Electric roller garage door, power and light connected. Doorway leading to the garden.

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







984 sq.ft. (91.4 sq.m.) approx.



TOTAL FLOOR AREA: 984 sq.ft. (91.4 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 is given as to their capability 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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