



19 Aston Close, Banbury, Oxon OX16 9TU  
'Guide Price' of £315,000 Freehold

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings





*A three/four bedroom semi detached home in a quiet cul-de-sac on the south side of Banbury.*

**Entrance hallway | Living room | Kitchen/dining room |  
Bedroom four/dining/office/playroom | Downstairs shower  
room | Three bedrooms | Bathroom | Pleasant rear garden  
| Driveway | No onward chain | Gas central heating |  
Double glazing**

Located within easy walking distance of many amenities including schools, shops, town centre and railway station is this three/four bedroom semi detached home. The property benefits from living room, kitchen/dining room, two bathrooms and second reception room which offers versatile living accommodation. Located in a quiet cul-de-sac, the property also has a driveway and pleasant rear garden.

### Ground Floor

Composite door.

**Entrance hallway:** Radiator. Stairs rising to first floor.

**Living room:** Good size room with large UPVC double glazed bay window to front aspect. Radiator.

**Kitchen/dining room:** Range of base and eye level units with laminate worktop. Built-in appliances include oven, 4 ring gas hob with extractor hood above and stainless steel sink unit. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Tile splashbacks. Understairs storage area with wall mounted metal fuse box. UPVC double glazed window overlooking rear garden. UPVC double glazed door leading to rear patio.

**Dining area:** Radiator. UPVC double glazed double doors opening onto rear patio.

**Bedroom four/dining/study/playroom:** Formerly garage having been converted by the current owners. This space is very flexible offering many options including bedroom, dining room, study or playroom. UPVC double glazed window to front aspect. Radiator.

**Shower room:** Three piece suite comprising of low level WC, wash handbasin and wet room shower. Tiling to splashback areas. Radiator. UPVC double glazed obscured window to rear aspect.

### First Floor

**Landing:** Access to loft. Airing cupboard housing Glow Worm combination boiler (fitted in 2020). UPVC double glazed obscured window to side aspect.

**Bedroom one:** Double bedroom with UPVC double glazed window overlooking front garden. Radiator. Built-in double wardrobe with sliding doors.

**Bedroom two:** Double bedroom with UPVC double glazed window overlooking rear garden. Radiator. Wardrobe area.

**Bedroom three:** Single bedroom with UPVC double glazed window overlooking front garden. Radiator.

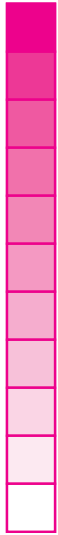
**Bathroom:** Three piece suite comprising of low level WC, wash handbasin and wet room shower area with electric shower over. Tiling to splashback areas. Radiator. UPVC double glazed obscured window to rear aspect.

### Outside

**Front: Driveway** for one vehicle, the rest is mostly laid to lawn with mature trees and shrubs. This area could be used for additional parking if required.

**Rear garden:** Paved patio area which continues around the side of the property. Most of the garden is laid to lawn with mature trees and shrubs surrounding. Gated side access. Outside tap. The garden is enclosed by mostly timber panel fencing. Metal shed to rear.

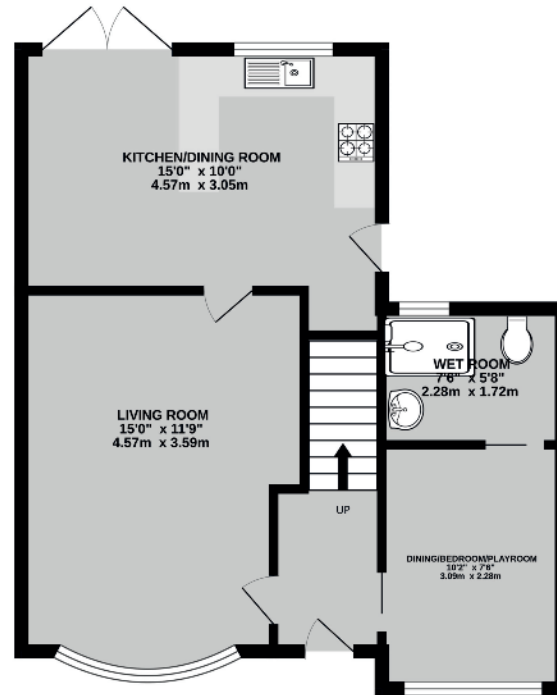
**Services:** All  
**Authority:** Cherwell District Council  
**Directions:** From Banbury Cross proceed south on the Oxford Road as far as the flyover. Take the left turn into Bankside and first left again into Chatsworth Drive and second right into Aston Close.



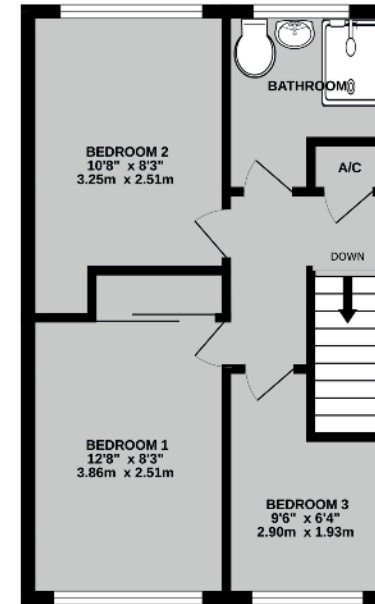




GROUND FLOOR  
 499 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR  
 366 sq.ft. (34.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs:			
(92+)	A		86
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

TOTAL FLOOR AREA : 864 sq.ft. (80.3 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.  
 Made with Metropix 52025

**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

Viewing: Through appointment with Stanbra Powell



stanbra-powell.co.uk

