



8 Denchfield Road, Banbury, Oxon OX16 9EB  
£325,000 Freehold

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





*An enlarged semi-detached bungalow in good decorative order throughout, offered with no onward chain.*

**Porch | Entrance hall | Living room | Kitchen/breakfast room | Two double bedrooms | Bathroom | Private rear garden | Gardens to front and side | Driveway | UPVC windows | Gas radiator heating**

Enjoying a favoured corner plot within this sought after area of Banbury, a two bedroom semi-detached bungalow complemented by a private rear garden.

#### Accommodation

Front door.  
Porch.

**Entrance hallway:** Access to partly boarded loft.

**Living room:** Feature fireplace with inset living flame gas fire. Double glazed window.

**Kitchen/breakfast room:** Stainless steel inset sink unit and drainer. Comprehensive range of contemporary white fronted wall and base units. Ample work surfaces. Integrated dishwasher. Integrated freezer. Integrated tumble dryer. Space for fridge. Integrated 4 ring gas hob with electric oven under, extractor over. Tiling to splashback areas. Vinolay flooring. Windows overlooking garden. Door giving access to garden. Wall mounted Worcester gas boiler for domestic hot water and central heating. Useful store cupboard.

**Bedroom one:** Double bedroom to front aspect.

**Bedroom two:** Double bedroom to front and side aspect.

**Bathroom:** Comprising of panel bath with Mira thermostatic shower over, pedestal handbasin and low level WC. All walls are fully tiled. Heated towel rail. Tiled flooring. Airing cupboard housing hot water tank and immersion heater.

#### Outside

**Rear garden:** Enclosed by close board fencing giving a good degree of privacy. Low maintenance laid to patio, slate and artificial lawn. Large timber summerhouse. Timber store shed. Outside tap. Gate giving access to front.

**Front and side:** Predominantly laid to lawn, fully stocked with flowers, shrubs and bushes. Pathway to front door. Fencing to boundaries.

**Driveway:** Tarmac driveway providing off road parking for one vehicle.

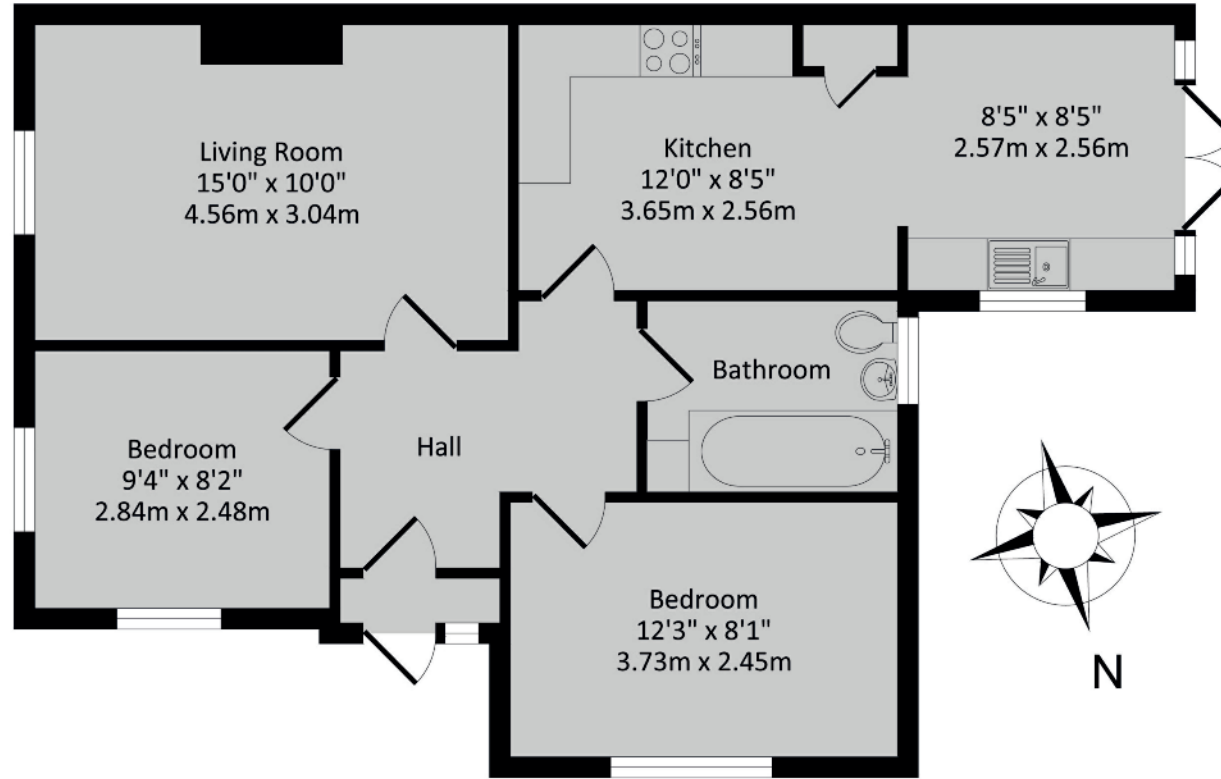
**Services:** All  
**Council Tax Banding:** C  
**Authority:** Cherwell District Council  
**Directions:** From Banbury Cross proceed south on the Oxford Road for approximately one mile. Continue to Sainsbury's Superstore, cross over the traffic lights and turn immediately right into Grange Road. Continue to the end of Grange Road and take the first left into Timms Road. At the bottom of the road turn left onto St Annes Road and take the next left onto Denchfield Road..







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 636 sq.ft. (59.10 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

**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



**stanbra-powell.co.uk**

Viewing: Through appointment with Stanbra Powell

