



39 Watts Road, Banbury, Oxon OX16 1BA  
£310,000 Freehold

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings

*A double fronted semi-detached house providing generous size accommodation throughout located on this popular development within close proximity of many amenities.*

Entrance hall | Dual aspect living room | Kitchen/diner | Cloakroom/WC | Two double bedrooms | Bathroom | Enclosed garden | Driveway for two vehicles | Garden to front | UPVC double glazing | Gas radiator heating

Offered in excellent decorative order throughout a two double bedroom semi-detached house complemented by a private rear garden and driveway to side aspect.

### Ground Floor

Front door leads to entrance lobby.  
Walkway into living room.

**Living room:** Dual aspect room with double glazed window to front, double glazed patio doors giving access to garden. Stairs rising to first floor.

Door through to kitchen/breakfast room.

**Kitchen/breakfast room:** Stainless steel inset sink unit and drainer. Comprehensive range of contemporary white fronted wall and base units. Ample work surfaces. Complementary tiling to splashback areas. Free space and plumbing for washing machine. Integrated fridge/freezer. Integrated microwave. Integrated 4 ring gas hob with electric oven under, extractor over. Door to rear. Door to cloakroom.

**Cloakroom/WC:** White suite comprising of pedestal handbasin and low level WC. Tiling to splashback areas. Double glazed window to rear.

### First Floor

**Landing:** Access to loft, which is partly boarded and has additional shelving into the eaves. Double glazed window to rear aspect. Door to master bedroom.

**Master bedroom:** Double bedroom to front aspect.

**Bedroom two:** Double bedroom to front aspect. Cupboard housing Ideal gas combination boiler for domestic hot water and central heating.

**Bathroom:** Modern white suite comprising of panel bath with mixer tap shower, fully tiled separate shower cubicle, pedestal handbasin and low level WC. Further tiling to splashback areas. Shaver socket. Extractor. Window to rear.

### Outside

**Rear garden:** Enclosed by fencing and brick walling. Low maintenance laid to patio and shingle. Feature raised decking area. Hardstanding for summerhouse. Hardstanding for shed. Access to driveway via wooden gate. Outside power points.

**Front:** Open-plan laid to lawn. Shrubs and bushes. Pathway to front door. Areas laid to wood bark.

**Tarmac driveway:** Providing off road parking for two/three vehicles to the side of the property.

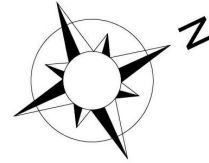


Services: All Council Tax Banding: C  
Authority: Cherwell District Council



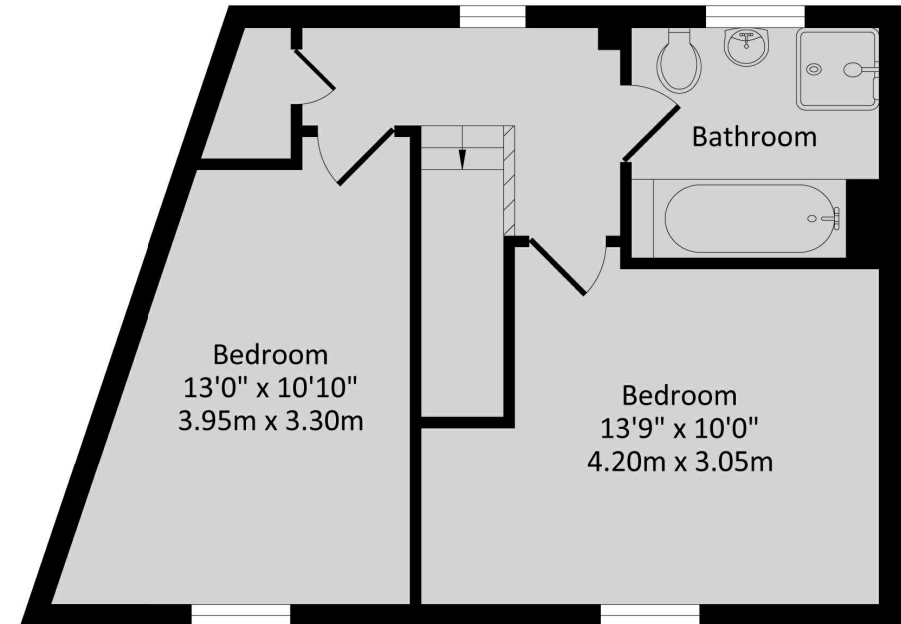
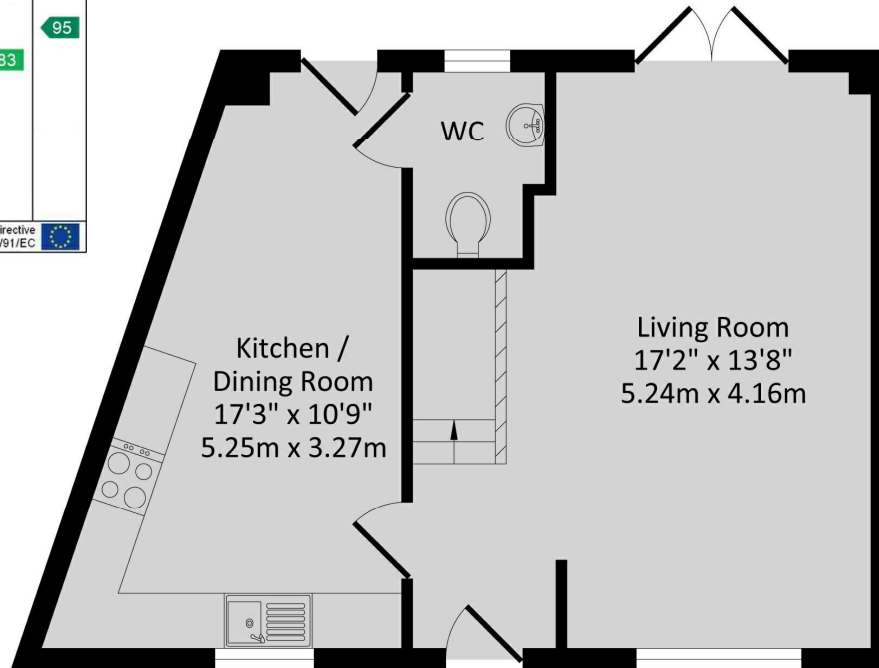


## Ground Floor 375 sq.ft. (34.80 sq.m.) approx.



## First Floor 375 sq.ft. (34.80 sq.m.) approx.

Energy Efficiency Rating	
Current	Potential
Energy efficient - lower running costs	
A	95
B	
C	
D	
E	
F	
G	
Energy efficient - higher running costs	
83	
England & Wales	
EU Directive 2002/91/EC	
www.epcau.com	



TOTAL APPROX. FLOOR AREA 750 sq.ft. (69.60 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.

Viewing: Through appointment with Stanbra Powell



5/6a Horsefair, Banbury,  
Oxon OX16 0AA

t: 01295 221100

e: post@stanbra-powell.co.uk

**stanbra-powell.co.uk**

