



25 Hillside Close, Banbury, Oxon OX16 9YT
£295,000 Freehold

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





An extremely well presented semi-detached house enjoying cul-de-sac location within close proximity of many amenities.

Canopy porch | Entrance hall | Living/dining room | Kitchen | Conservatory | Three bedrooms | Shower room | Gardens to front and rear | Driveway | UPVC double glazing | Gas radiator heating

Located within walking distance of many amenities including primary and secondary schools, bus routes and shops, a three bedroom semi-detached house providing well proportioned accommodation throughout, complemented by a generous size conservatory and south facing rear garden.

Ground Floor

Canopy porch.

Front door.

Entrance hall: Stairs rising to first floor. Thermostat for heating. Door through to living/dining room.

Living/dining room: Double glazed window to front aspect. Laminate flooring. Recessed spotlights. Door through to kitchen.

Kitchen: Bowl and a half stainless steel sink unit and drainer. Comprehensive range of contemporary white fronted wall and base units. Ample work surfaces. Integrated 4 ring stainless steel gas hob with electric double oven and grill under, extractor over. Integrated fridge/freezer. Integrated slim-line dishwasher. Cupboard housing Vaillant gas boiler for domestic hot water and central heating. Useful understairs storage. Door through to conservatory.

Conservatory: UPVC construction. Polycarbonate roof. Tiled flooring. Free space and plumbing for washing machine. Windows overlooking garden. Double doors giving access to the garden.

First Floor

Landing: Access to loft. Loft has a light and is partly boarded. Airing cupboard housing hot tank and immersion heater.

Bedroom one: Double bedroom to rear aspect. Fitted wardrobes to one wall.

Bedroom two: To front aspect.

Bedroom three: To front aspect.

Shower room: White suite comprising of double width shower cubicle, pedestal handbasin and low level WC. All walls are fully tiled. Tiled flooring. Heated towel rail.

Outside

Rear garden: Enclosed by fencing. Low maintenance laid to shingle. Patio area. Raised flower beds. Staggered pathway to secluded shingle area. The garden measures approximately 30 ft in length. Gate giving access front to back leading to driveway. Outside tap and hardstanding for shed to the side.

Tarmac driveway: Providing off road parking for one/two vehicles.

Pathway to front door.

Front garden: Shrubs and bushes, slate.

Agents Note

OVO energy have installed smart meters to both gas and electric meters.

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

Directions: From Banbury Cross proceed south along South Bar and into the Oxford Road. Continue on this road passing Sainsbury's Superstore and just before the Bodicote flyover, take the left turn which leads onto Bankside. Take the first left into Chatsworth Drive and continue along this road, passing the shops and proceed down the hill and Hillside Close is on the left hand side.

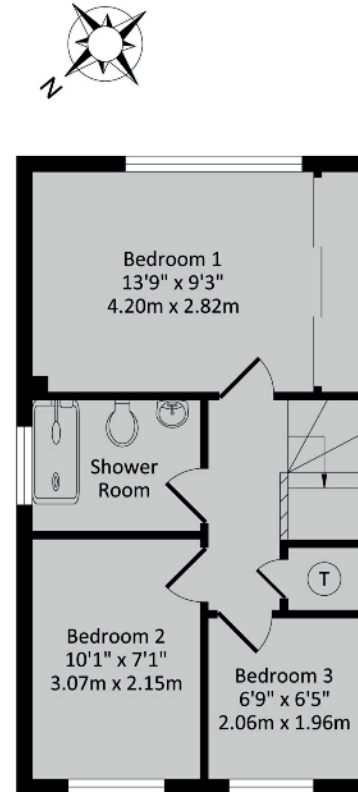
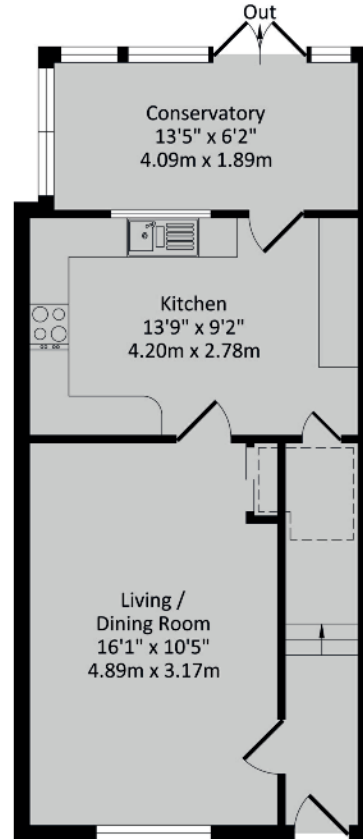






Ground Floor
 435 sq.ft. (40.40 sq.m.) approx.

First Floor
 351 sq.ft. (32.60 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	71	
(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 APPROX. FLOOR AREA 786 sq.ft. (73.0 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.

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