



2 Kennett Houses, Tadmarton Road, Bloxham, Banbury, Oxon OX15 4HX  
£235,000

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings





*A staggered terraced house located in the heart of this sought after village offered with no onward chain.*

**Recessed porch | Entrance hall | Living room | Kitchen/diner | Two first floor bedrooms | Bathroom | Gardens front and rear | Garage | Allocated parking to the front of the property**

Providing well proportioned accommodation throughout and complimented by a private rear garden, a two bedroom terraced house within walking distance of many amenities.

### Ground Floor

**Porch**

**Entrance hall:** Door through to

**Living room:** Double glazed window to front aspect, radiator. Stairs rising off to the first floor.

**Kitchen/diner:** Comprising of sink unit and drainer, a range of light wood fronted wall and base units, space for American style fridge freezer, free space and plumbing for washing machine, integrated dishwasher, integrated stainless steel four ring gas hob with double oven and grill under, extractor over. Tiling to splashback areas. Useful store cupboard, window overlooking garden, door giving access to the garden. Wall mounted gas boiler for domestic hot water and central heating.

### First Floor

**Landing**

**Loft:** Boarded loft with pull down ladder, light connected.

**Master bedroom to front aspect:** A generous double bedroom with two double glazed windows to front and fitted wardrobe.

**Bedroom two:** Double bedroom to rear aspect, fitted wardrobe. Window overlooking garden.

**Bathroom:** A contemporary white suite comprising of panelled bath, wall hung hand basin, low level WC, tiling to splashback areas, heated towel rail, double glazed window to rear.

### Outside

**Front:** Staggered path to front door, area laid to slate, shrubs and bushes, allocated parking.

**Rear garden:** Enclosed private tiered garden, the first section is laid to patio and shingles. Steps up to further garden laid to shingle, enclosed by fencing. To the rear of the property there is gate leading to a block of garages.

**Single garage:** Brick construction with a roller door.

**Agent's Note:** Access to garage is via Winters Way. When you enter Winter's Way, continue on the road, bearing right and the bay of garages can be found in front of you. It is the second garage on the right hand side with a black roller door.

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

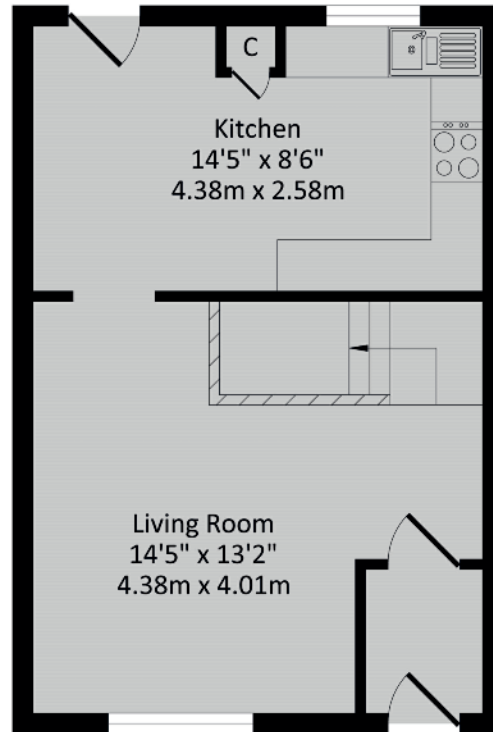




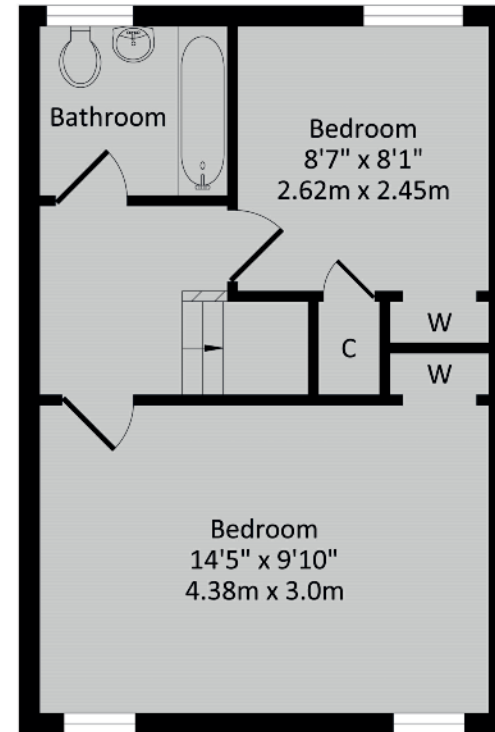


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

**Ground Floor**  
 315 sq.ft. (29.30 sq.m.) approx.



**First Floor**  
 315 sq.ft. (29.30 sq.m.) approx.



**TOTAL APPROX. FLOOR AREA 630 sq.ft. (58.60 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.

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

