



124 Coopers Gate, Banbury, Oxon OX16 2WD
£420,000 Freehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





An immaculate detached property enjoying generous plot within walking distance of Banbury town centre and further amenities.

Entrance hall | Open-plan living/kitchen/diner | Garden room | Cloakroom | Master bedroom with en-suite | Two further generous bedrooms | Shower room | Mature and established rear garden | Garden to front | Garage | Ample off road parking

Enjoying a larger than average plot a three bedroom detached house complemented by a mature and established rear garden. The property also benefits from garden room and ample off road parking with further potential to enlarge subject to necessary planning permission.

Ground Floor

Double glazed front door leads to entrance porch with tiled flooring. Door through to living room.

Door into side lobby. Door through to open-plan living/kitchen/dining room.

Open-plan living/kitchen/dining room: Window to front aspect. Contemporary range of shaker style wall and base units. Complementary work surfaces. Tiling to splashback areas. Four ring Neff gas hob. Electric double oven and grill. Integrated fridge/freezer. Free space and plumbing for washing machine. Space for slim-line dishwasher. Recessed spotlights. Window overlooking garden. From the dining area double glazed doors giving access to garden room.

Garden room: Brick construction. Double glazed windows overlooking garden. Velux window. Double doors giving access to garden.

Side lobby with stairs rising off to first floor. Door to cloakroom.

Cloakroom: White suite comprising of handbasin with inset vanity unit and low level WC. All walls are fully tiled. Extractor.

First Floor

Landing: Window to side aspect. Access to loft. Cupboard housing Worcester gas boiler for domestic hot water and central heating. Door to master bedroom.

Master bedroom: Double fitted wardrobes. Window to rear. Door to en-suite.

En-suite: Contemporary white suite comprising of fully tiled shower cubicle with thermostatic unit, handbasin with inset vanity unit and low level WC. All walls are fully tiled. Heated towel rail. Extractor.

Bedroom two: Double bedroom to front aspect with fitted wardrobes.

Bedroom three: Generous single bedroom to front aspect.

Shower room (formerly bathroom): Walk-in shower cubicle, handbasin with inset vanity unit and low level WC. Heated towel rail. All walls are fully tiled. Extractor.

Agents Note

UPVC double glazing.

Gas central heating with radiators in all rooms (with exception of the garden room).

Outside

Front: Tarmac driveway providing off road parking for two/three vehicles leading to garage. **Additional driveway** providing off road parking for further vehicles. Areas laid to artificial lawn. Hedgerow and fencing to boundaries. Areas laid to shingle. Pathway to front door.

Semi-integral **garage** with metal up and over door. Light and power connected. Semi plastered. Door to side.

Rear garden: Mature and established garden fully stocked with flower, shrubs and bushes. Areas laid to artificial lawn. Large patio area. Areas laid to bark chippings fully stocked with flowers, bushes and trees. Outside tap. Further area to side which has hardstanding for shed. Timber sheltered area with further patio. Two electric sockets in waterproof housing mounted on the fence. Access to front via wooden gate. The garden measures approximately 90 ft in length.

Services: All **Council Tax Banding:** D
Authority: Cherwell District Council

Directions: From Banbury Cross proceed north to the main traffic lights at the crossroads and continue over onto the Southam Road. Take the first right turn into Coopers Gate.

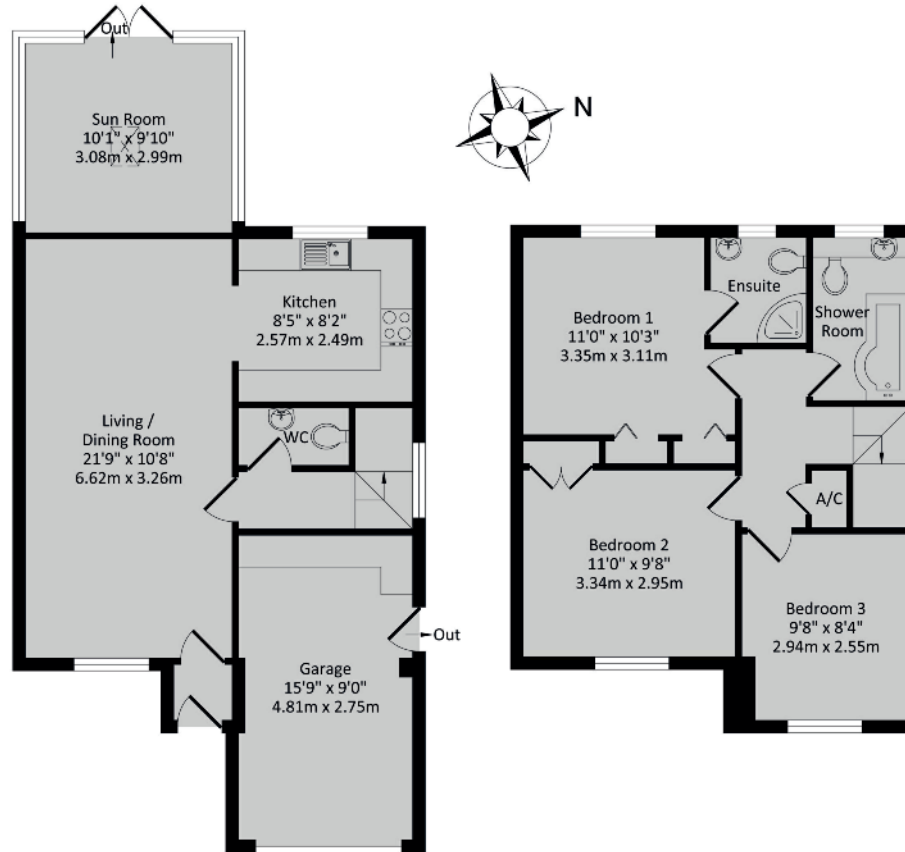






Ground Floor
639 sq.ft. (59.40 sq.m.) approx.

First Floor
464 sq.ft. (43.10 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		84
B	(81-91)		
C	(69-80)	70	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

TOTAL APPROX. FLOOR AREA 1103 sq.ft. (102.50 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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