



9 Elmscote Road, Banbury, Oxon OX16 9EF  
£315,000

Stanbra  
Powell

Estate Agents  
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Property Lettings







*Two bedroom semi detached home on Banbury's popular south side.*

**Entrance Hallway | Living Room | Kitchen | Downstairs Cloakroom/Utility | Two Double Bedrooms | Refitted Bathroom | Pleasant Rear Garden | Garage | Double Glazing | Gas Central Heating**

Located on the much sought after Timm's development on the south side of Banbury is this two bedroom semi detached home. The property is presented in good order throughout and has been updated by the current owner and now benefits from a refitted kitchen and bathroom, landscaped rear garden, generous driveway and two good sized bedrooms.

**Front**

Block paved driveway for three to four vehicles. Access via covered porch to refitted composite door leading to:

**Entrance hallway:** UPVC double glazed obscured window to the front aspect, laminate wood flooring, wall mounted radiator, understairs storage cupboard, stairs rising to first floor, UPVC double glazed door to rear garden and UPVC double glazed window overlooks side patio. Doors to all to ground floor accommodation.

**Living room:** Spacious living room with UPVC double glazed window to the front aspect, wall mounted radiator, chimney breast.

**Kitchen:** Refitted range of modern integrated handle base and eye level units with laminate worktop, built in sink unit. Built in oven with four ring hob and extractor hood above, as well as built in fridge freezer. Laminate wood flooring, wall mounted radiator, UPVC double glazed window overlooks the rear garden. Sunken spotlights.

**Cloakroom/Utility:** Low level WC, wash hand basin with built in storage cupboard underneath. Wall mounted heated towel rail. Eye level storage units, space and plumbing for washing machine and dryer with work top over. Extractor fan, UPVC double glazed obscured window to the rear aspect.

**First Floor**

**First floor landing:** UPVC double glazed window to the front aspect. Access to loft, doors to all first floor accommodation. Large overstairs storage cupboard.

**Bedroom one:** Spacious double bedroom with two UPVC double glazed windows to the front aspect, airing cupboard housing Worcester combination boiler, which is approximately four years old.

**Bedroom two:** Spacious double bedroom, with UPVC double glazed window overlooking the rear garden. Wall mounted radiator.

**Bathroom:** Four piece white suite comprising low level WC, wash hand basin with built in storage cupboard underneath, panel bath with mixer tap and shower cubicle with electric shower over. Wall mounted heated towel rail. UPVC double glazed obscured window to the rear aspect.

**Outside**

**Garden:** Southeast facing aspect. Stepping out onto a concreted area, formerly a lean to with a door leading to the garage. There is a paved patio area, shingle flower bed and a further patio area to the rear. The rest of the garden is laid to lawn with shingle borders. The garden is enclosed by timber panel fencing. Outside tap and lighting.

**Garage:** Personal door from garden, storage into the eaves. metal double opening doors to front.

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

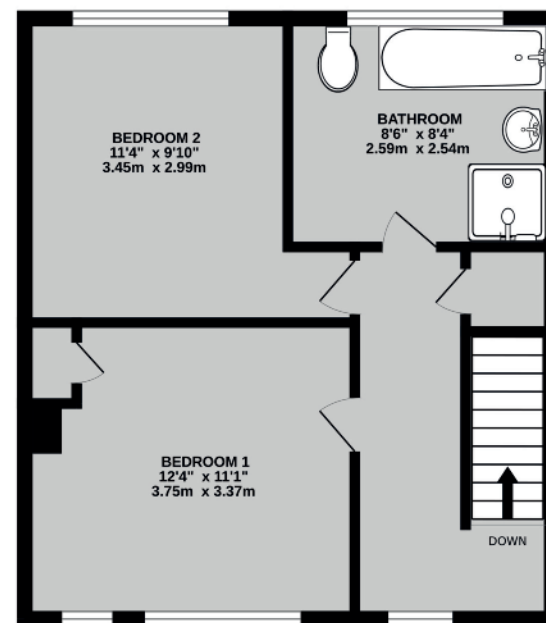
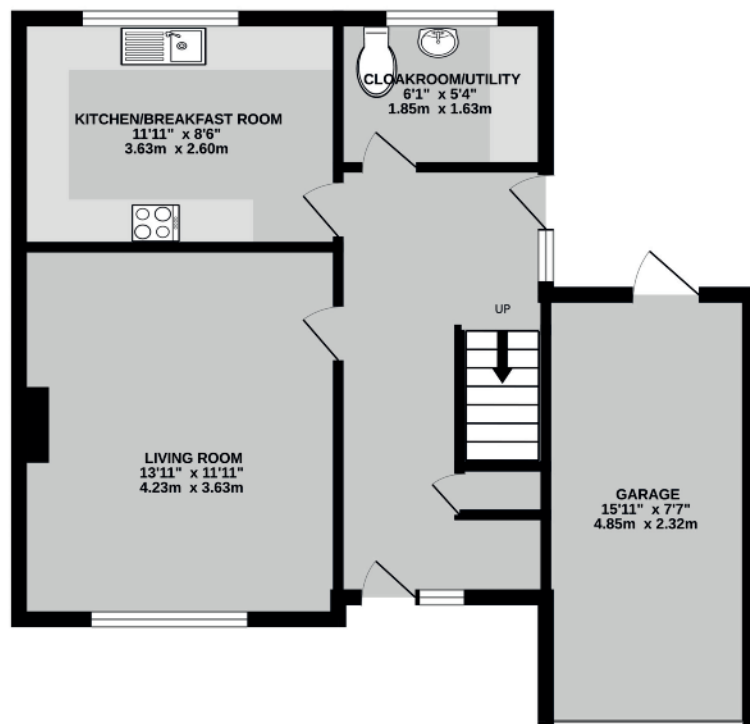
**Directions:** From Banbury Cross proceed south on the Oxford Road, taking the right turn into Grange Road, first left into Timms Road and first right into Elmscote Road.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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



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