



68 Elton Road, Banbury, Oxon OX16 9UB
£360,000 Freehold

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings

Well presented three bedroom detached family home

Entrance porch | Entrance hallway | Living room | Kitchen | Dining room | Study/playroom | Three bedrooms | Bathroom | Integral garage | Pleasant rear garden | Driveway | No onward chain

Located in the much sought after Bodicote Chase development on the south side of Banbury is this well presented three bedroom detached family home, within short walking distance of many amenities, including primary school, shops, and the Chatsworth Public House. The property benefits from an open plan living/dining/kitchen area, three well-proportioned bedrooms, bathroom, integral garage, study/playroom, pleasant rear garden and driveway. The property is offered for sale with no onward chain.

Ground Floor

Entrance via UPVC double glazed door to entrance porch. UPVC double glazed obscured windows to side and front aspects. Door to hallway.

Recently fitted laminate wood flooring throughout the ground floor.

Hallway

Recently laid laminate wood flooring. Stairs rising to first floor. Understairs storage cupboard. Doors to ground floor accommodation.

Living Area

Large UPVC double glazed window to the front aspect. Wall-mounted radiator.

Dining Area

Wall mounted radiator. Ample space for dining table and chairs. UPVC double glazed double doors open onto rear patio.

Kitchen Area

A range of refitted base and eye level units with laminate Quartz effect worktop. Built-in oven, four-ring electric hob with extractor hood above, built-in stainless steel sink unit, space and plumbing for washing machine, slim-line dishwasher and fridge freezer. UPVC double glazed window overlooks the rear garden.

Study/Playroom

Wall mounted radiator. Internal door leads to garage. UPVC double glazed double doors opening onto rear patio.

Garage

Metal up and over door. Wall-mounted metal fuse box. Single glazed wooden frame window into playroom/study.

First Floor

Landing

Access to all first floor accommodation. UPVC double glazed window to side aspect. Airing cupboard housing Glowworm combination boiler.

Bathroom

Three piece white suite comprising low level WC, wash hand basin with built-in storage drawer underneath, panel bath with rainfall showerhead over as well as separate shower attachment. Fully Aqua boarded with non-slip floor. UPVC double glazed obscured window to the rear aspect. Wall-mounted heated towel rail.

Bedroom One

Double bedroom with UPVC double glazed window overlooking the rear garden, wall mounted radiator, built-in wardrobes.

Bedroom Two

Double bedroom with UPVC double glazed window to the front aspect and wall mounted radiator.

Bedroom Three

Good size single bedroom with UPVC double glazed window to the front aspect and wall mounted radiator.

Outside

Front

Driveway for one vehicle with the rest of the frontage being laid to lawn. This could be turned into additional parking and would provide roughly an extra two spaces. Pathway leading to front door.

Rear Garden

Small patio area, with the rest of the garden being mostly laid to lawn. There is an area to the rear which is laid to patio and another that is laid to bark. The garden is enclosed by timber panel fencing and there is an outside tap.

Agents Note

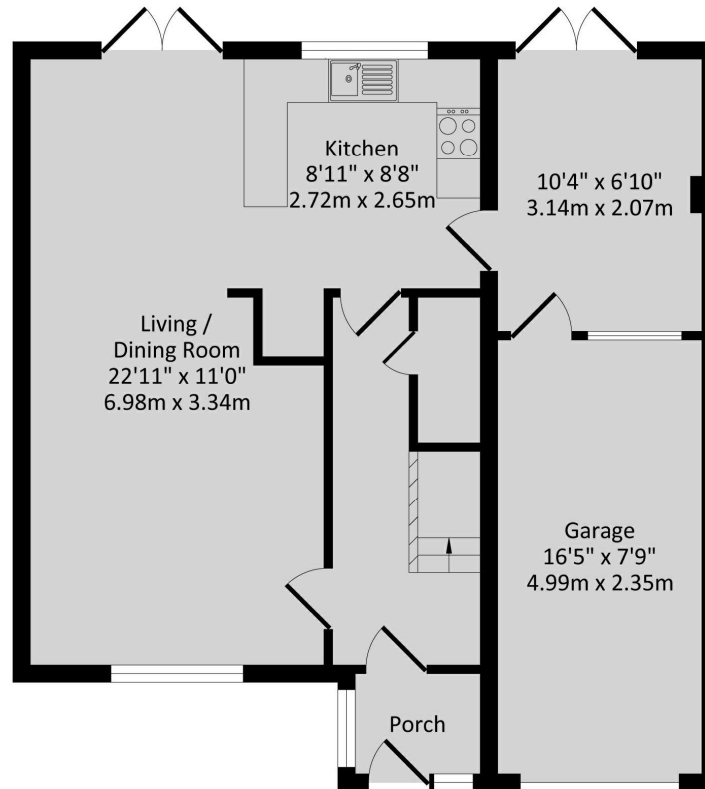
The property has been re-carpeted and re-floored throughout, as well as being fully re-decorated, and the kitchen and bathroom have been and replaced by the current owners since the last tenants left. The flat roof for the extension and garage was replaced in 2025.

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

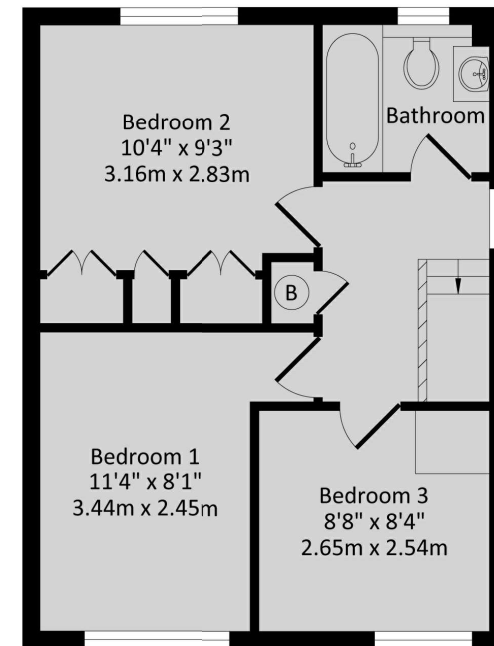




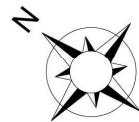
Ground Floor
634 sq.ft. (58.90 sq.m.) approx.



First Floor
390 sq.ft. (36.20 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	76 C
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 1024 sq.ft. (95.10 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



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