



38 Kings Road, Banbury, Oxon OX16 0DJ
£210,000 Freehold

**Stanbra
Powell**

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Property Lettings





Extremely well presented one bedroom character property.

Living/dining room | Refitted kitchen | Large double bedroom | Refitted bathroom | Excellent sized rear garden | Gas central heating | Double glazing | No onward chain | Outbuilding

Located just outside the town centre is this extremely well presented one bedroom character property. The property benefits from living/dining room with log burner, refitted kitchen with outlook over the garden, good sized bedroom, refitted bathroom and substantial garden to the rear. The property is within an easy walking distance to many amenities, including the town centre, and is offered for sale with no onward chain.

Ground Floor

Entrance via recently fitted character-style composite door.

Living/dining room: UPVC double glazed window to the front aspect. Radiator. Feature storage cupboards. Ample space for sofa, dining table and chairs. Original picture rails. Log burner with oak mantel and tiled hearth. Opening through into kitchen.

Refitted kitchen: A range of Sage green base and eye level units, hardwood worktops, tiling to splashback areas. Belfast sink with traditional style tap. Double glazed window overlooking the rear garden. Tiled flooring. Radiator. Useful understairs storage cupboard. UPVC door leads to rear garden. Separate door to staircase.

First Floor

Landing: Access to loft. UPVC double glazed window to rear aspect.

Bedroom: Excellent size double bedroom with feature original fireplace. Radiator. UPVC double glazed window to front aspect.

Original bathroom: Three piece white suite comprising low level WC, wash hand basin, P-shaped bath with bar shower over, tiling to splashback areas. The sink and toilet have been refitted in a traditional style. UPVC double glazed window to rear aspect. Airing cupboard. Plumbing and space for washing machine with worktop. Radiator.

Outside

Good sized patio area currently where the outdoor dining area is located, and the rest of the garden is mostly laid to lawn, with a pathway which stretches most of the length of the garden. Shingle border and flower and shrub borders on one side. To the rear of the garden is a shed and a fence which encloses the garden, however the garden continues further on than where the fence is at the rear. Outside tap.

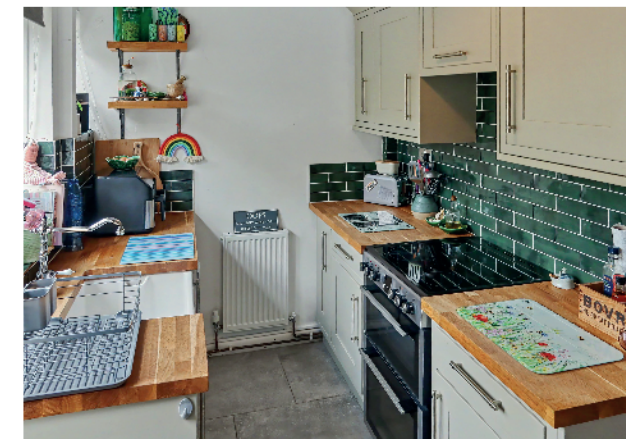
Agents Note

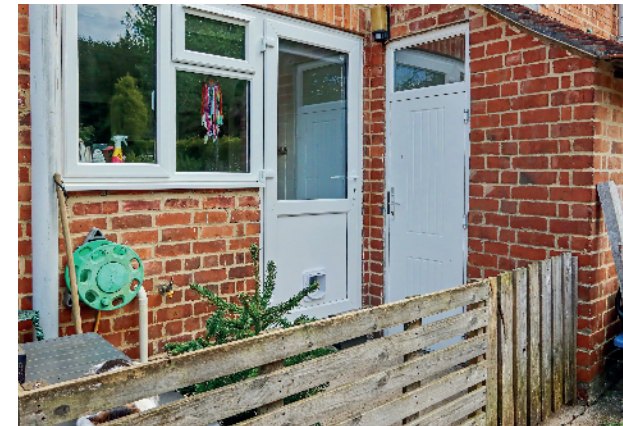
There is a walk through area which can be used by neighbouring properties to access the front of their properties. Further gate which leads to the main garden of the property.

Outbuilding which has power, light, and plumbing for a washing machine if required. The current owner has a chest freezer in here, as well as using it for storage.

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

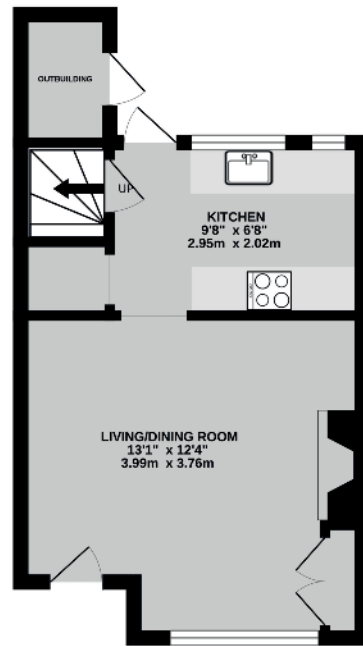
Directions: From Banbury Cross proceed west along West Bar. Take the right turn into the Broughton Road and first right into Bath Road. Kings Road is the second turning on the left hand side.



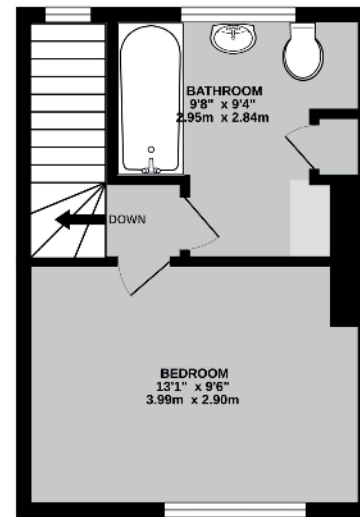




GROUND FLOOR
250 sq.ft. (23.2 sq.m.) approx.



1ST FLOOR
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 527sq.ft. (49.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
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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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