



25 Timms Road, Banbury, Oxon OX16 9DN
£320,000 Freehold

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





A double fronted semi-detached bungalow enjoying a favoured corner plot, complemented by a private garden.

Entrance hall | Living room | Kitchen/breakfast room | Utility | Two double bedrooms | Shower room | Gas central heating | UPVC double glazing | Gardens to front, rear and side | Shingle driveway

Located on the sought after Timm's estate within close proximity of many amenities, a well presented two bedroom semi-detached bungalow, offered with no onward chain.

Accommodation

Double glazed front door leads to entrance hall.

Entrance hall: Laminate flooring. Access to loft via pull down ladder, loft has a light, insulated and houses wall mounted Worcester Bosch gas combination boiler installed in September 2025.

Living room: Laminate flooring. Window overlooking garden to side.

Kitchen/breakfast room: Inset sink unit and drainer. Comprehensive range of contemporary white fronted wall and base units. Complementary works surfaces. Integrated 4 ring gas hob with electric oven under, extractor over. Space for fridge/freezer. Useful pantry cupboard. Recessed spotlights. Door giving access to utility.

Utility: Work surface, free space and plumbing for washing machine. Door to garden. Range of wall units. Tiled floor.

Bedroom one: Double bedroom to front aspect. Laminate flooring.

Bedroom two: Double bedroom, dual aspect currently used as a dining room.

Shower room: Modern white suite comprising of shower cubicle, pedestal handbasin and low level WC. Extractor fan. Laminate flooring. Heated towel rail.

Agents Note

All windows are UPVC.
Gas radiator heating.
All gutterings, barge boards etc are UPVC.

Outside

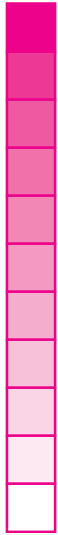
Rear garden: Private enclosed low maintenance garden, laid to shingle and decking. Access front to back via gate. Outside tap. Outside light.

Front and side: Enclosed garden, predominantly laid to lawn. Stocked with flowers, shrubs and bushes. Pathway to front door.

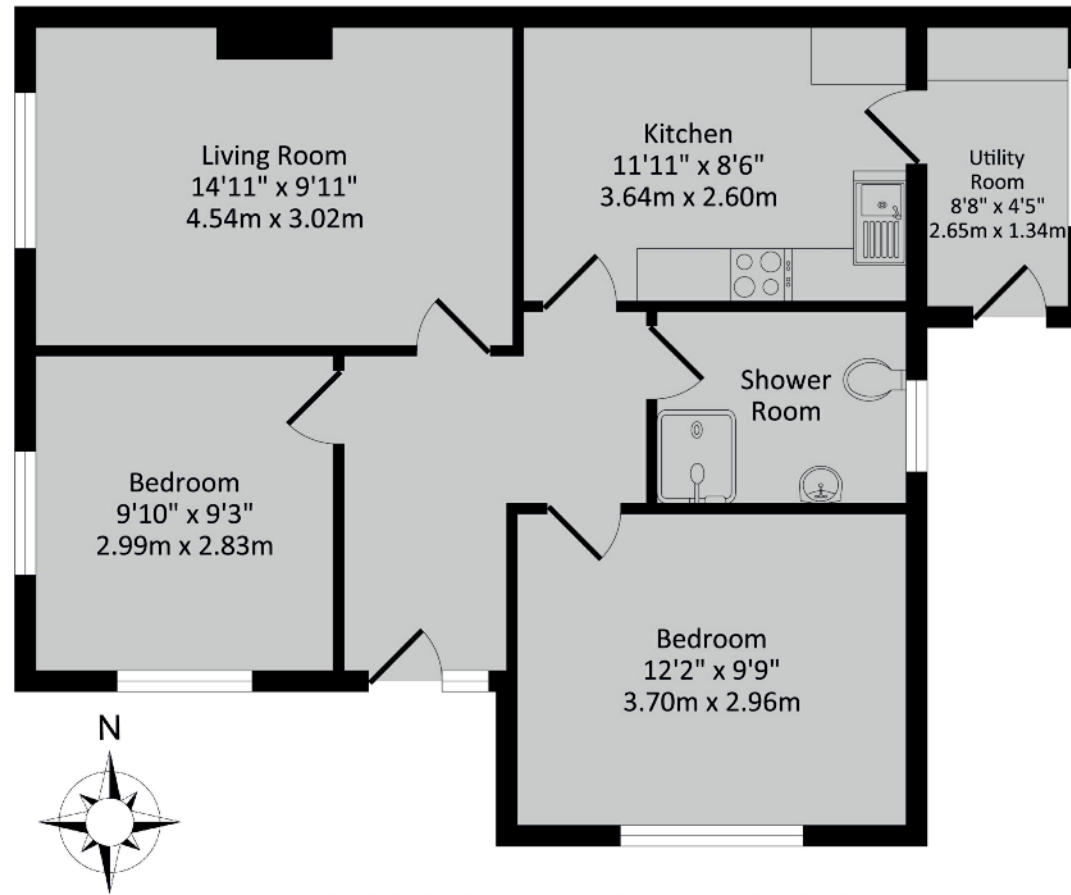
Shingle driveway: Providing off road parking for one/two vehicles. There is potential for further off road parking subject to necessary planning permissions.

Services: All
Authority: Cherwell District Council
Council Tax Banding: C
Directions: From Banbury Cross proceed south on the Oxford Road, passing the Horton General Hospital and at Sainsbury's Supermarket take the right turn into Grange Road and first left into Timms Road.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 647 sq.ft. (60.10 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.

5/6a Horsefair, Banbury,
 Oxon OX16 0AA
 t: 01295 221100
 e: post@stanbra-powell.co.uk

Viewing: Through appointment with Stanbra Powell



stanbra-powell.co.uk

