



5 Briggs Close, Banbury, Oxon OX16 0BE  
£425,000

**Stanbra  
Powell** Estate Agents  
Valuers  
Property Lettings





*An enlarged, detached house, offered in excellent decorative order throughout. Enjoying a favoured cul de sac location.*

**Entrance hall | Living room | Open plan Kitchen/Family/Dining room | Study /Bedroom 4| Utility room | Cloakroom / WC |Three first floor bedrooms |Bathroom| Separate WC| Garage| Private rear garden| Ample off road parking**

Providing generous size accommodation throughout and complimented by a private rear a garden a versatile 3 / 4 bedroom detached complimented by private enclosed rear garden. The property is located on the western edge of Banbury with easy access of many amenities.

**Ground Floor:**

Double glazed front door leads to;

**Spacious entrance hall:** Amtico flooring. Stairs rising off to first floor. Useful understairs storage cupboard.

**Living room:** Amtico flooring. Multi-fuel cast iron burner.

**Kitchen/ Family /Dining room:** Inset sink unit and drainer. Comprehensive range of contemporary wall and base units. Feature island unit and breakfast bar. Ample work surface. Tiling to splashback areas. Space for Range cooker. Stainless steel canopy extractor. Space for American style fridge/freezer. Integrated dishwasher. Tiled flooring. Recessed spotlights. Velux windows, Semi vaulted ceiling. Bi fold doors giving access to garden.

**Study / Bedroom 4:** Window overlooking garden. Doors to rear garden.

**Utility Room:** Range of wall units. Plumbing for washing machine and space for tumble dryer

**Cloakroom:** Wall mounted hand basin. Low level WC. All walls are fully tiled. Extractor.

**First Floor:**

**Spacious landing:** Cupboard housing gas boiler and hot tank and immersion heater for hot water and heating.

Two double bedrooms both with fitted wardrobes.

Bedroom three generous single with fitted wardrobes.

**Bathroom:** Modern white suite comprising of panelled bath with thermostatic shower unit over. Wall mounted hand basin inset vanity unit. Heated towel rail. Tiling to all walls. Tiled effect flooring.

**Separate WC:** Low level WC. All walls are fully tiled. Tiled effect flooring.

**Outside:**

**Rear garden:** Fully enclosed. Predominately laid to lawn. Mature and established with flowers, shrubs and bushes. Substantial patio. Area laid to decking. Hardstanding for shed. Access front to back via wrought iron gate. Garden measures approximately 50 ft in length.

**Front:** Block paved driveway giving off road parking for several vehicles. Area laid to lawn, flowers, shrubs and bushes.

**Single garage:** Brick construction. Metal up and over door. Light and power. Measuring 16'5 x 9'2.

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

**Directions:**  
From Banbury Cross proceed west along West Bar, continue into the Broughton Road and upon leaving town, take the last right turn into Balmoral Avenue and Briggs Road is the second turning on the right.



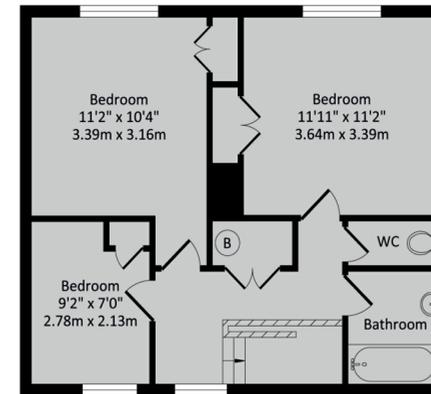
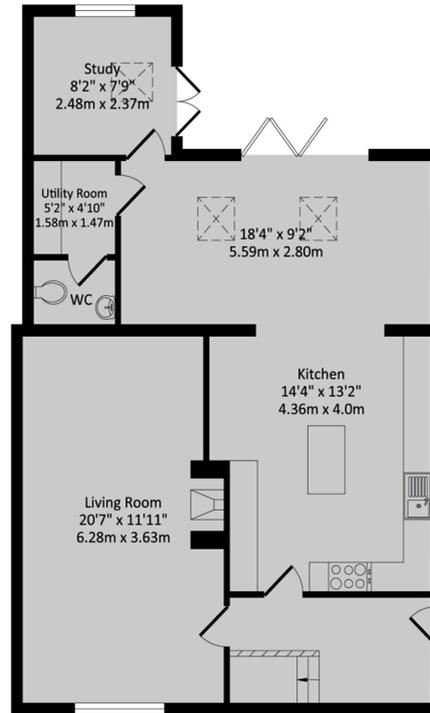
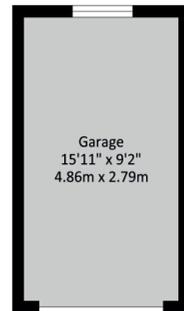




Garage  
146 sq.ft. (13.60 sq.m.) approx.

Ground Floor  
794 sq.ft. (73.80 sq.m.) approx.

First Floor  
497 sq.ft. (46.20 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1437 sq.ft. (133.60 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 Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

Viewing: Through appointment with Stanbra Powell



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