13 Jenkinson Road, Banbury, Oxon OX16 1JL
£310,000 Freehold

Stanbra Powell

Estate Agents
Valuers
Property Lettings

A semi-detached house enjoying secluded position within sought after development, occupying a larger than average plot

Entrance hall | Living room | Cloakroom/WC |Kitchen/dining room | Two double bedrooms | Bathroom |Private rear garden | Garden to front | Timber constructed carport | Driveway

Offered in excellent decorative order throughout, a two bedroom semi-detached house built to a high specification in 2022, complemented by a private rear garden on the northern edge of Banbury within close proximity of many amenities.

Ground Floor

Canopy porch.
Front door.

Entrance hall: Stairs rising to first floor. Laminate flooring. Door through to living room.

Living room: Laminate flooring. Double glazed window to front aspect.

Door to inner hallway with useful understairs storage cupboard. Laminate flooring.

Cloakroom: White suite comprising of pedestal handbasin and low level WC. Tiling to splashback areas. Extractor fan. Tile effect flooring.

Door to kitchen/dining room.

Kitchen/dining room: Stainless steel bowl and a half inset sink unit and drainer. Comprehensive range of contemporary shaker style wall and base units. Integrated 4 ring stainless steel gas hob with electric oven under, extractor over. Free space and plumbing for washing machine. Space for dishwasher. Space for fridge/freezer. Cupboard housing Ideal Logic gas combination boiler for domestic hot water and central heating. Window overlooking garden. Double glazed patio doors giving access to garden.

First Floor

Landing: Access to insulated loft. Useful store cupboard.

Bedroom one: Generous double bedroom to front aspect. Fitted wardrobe (over stairwell).

Bedroom two: Generous double bedroom to rear aspect.

Bathroom: White suite comprising of panelled bath with thermostatic shower unit over, pedestal handbasin and low level WC. Tiling to splashback areas. Extractor. Heated towel rail. Window.

Outside

Rear garden: Enclosed by fencing giving a good degree of privacy. Outside tap. Patio area. Laid to lawn. Raised flower beds. Areas laid to shingle. The garden measures approximately 35 ft x 30 ft maximum. Hardstanding for shed. Personal gate providing side access. Outside lights.

Timber carport and hardstanding providing off road parking.
In front of the carport is a wooden gate giving access to the **tarmac driveway** providing further off road parking for two/three vehicles.

Front: Area laid to lawn. Hedgerow, and brick walling to boundary. Pathway to front door. Small area laid to shingle. Outside lights.
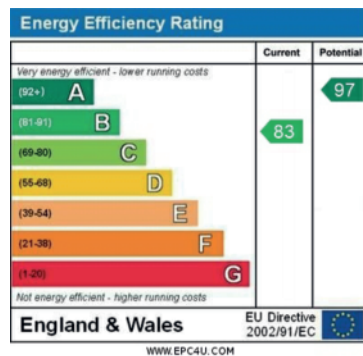
Agents Note

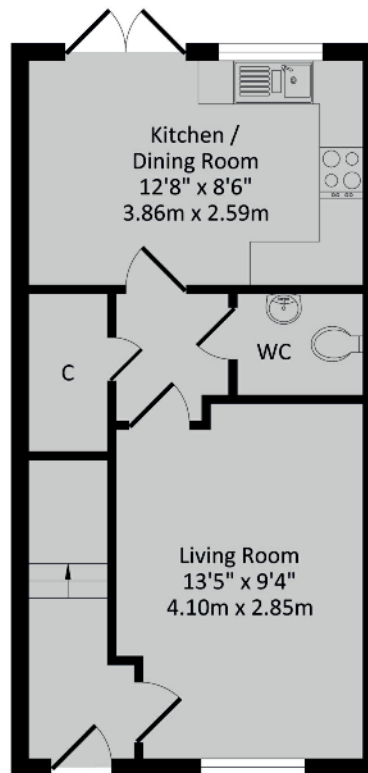Annual service charge: £200.00 approximately.

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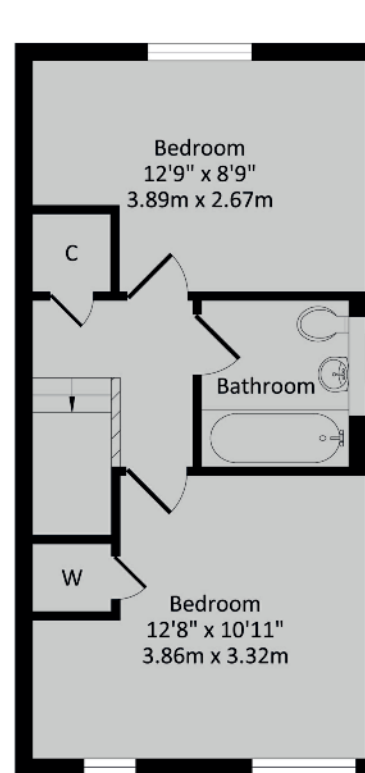Authority: Cherwell District Council

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) **A**		97
(81-91) **B**		83
(69-80) **C**		
(55-68) **D**		
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC

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Ground Floor
335 sq.ft. (31.10 sq.m.) approx.

Kitchen /
Dining Room
12'8" x 8'6"
3.86m x 2.59m

WC

C

Living Room
13'5" x 9'4"
4.10m x 2.85m

N

First Floor
335 sq.ft. (31.10 sq.m.) approx.

Bedroom
12'9" x 8'9"
3.89m x 2.67m

C

Bathroom

W

Bedroom
12'8" x 10'11"
3.86m x 3.32m

TOTAL APPROX. FLOOR AREA 670 sq.ft. (62.20 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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