



7 Bishops Close, Barford St Michael, OX15 0RU
Guide Price £310,000 Freehold

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings

Well presented two bedroom semi-detached stone bungalow.

Entrance hallway | Living room| Re fitted kitchen dining room | Two double bedrooms| Re fitted bathroom | Good size rear garden | Garage | Driveway | Double glazing | Oil central heating | Potential for loft conversion (permission previously granted)

Located in the popular village of Barford St Michael is this well presented two bedroom semi-detached stone built bungalow. The property benefits from a newly fitted kitchen dining room, newly fitted bathroom, two double bedrooms, living room, excellent size rear garden, driveway and garage (in a near by block). The bungalow is in a quiet cul-de-sac within walking distance of the highly regarded public house, The George Inn and Barford primary school with many other amenities to be found in the neighbouring village of Bloxham.

Accommodation

Access via composite double glazed front door.

Entrance hall: Parquet flooring. Access to loft which is partly boarded with pull down ladder. Two useful storage cupboards. Doors to all accommodation.

Living room: UPVC double glazed window to front aspect. Radiator.

Re-fitted kitchen/dining room: Recently fitted range of modern high gloss integrated handle base and eye level units with laminate wood affect worktop. Tiling to splashback areas. Built-in sink unit. Built-in oven, four ring electric hob with extractor hood above. Built-in dishwasher and washing machine. Wall mounted heated towel rail. Space for American style fridge freezer. UPVC double glazed window overlooks rear garden. UPVC double glazed door provides access to rear patio. Space for dining table and chairs with feature wood panelling.

Bedroom one: Good size double bedroom with UPVC double glazed window to front aspect. Radiator.

Bedroom two: Good size double bedroom with UPVC double glazed window overlooking rear garden. Radiator.

Re-fitted bathroom: Recently fitted three-piece white suite comprising low level WC, wash hand basin with built-in storage cupboards underneath, corner shower unit with rainfall shower over and separate shower attachment. Aqua boarding to splashback areas. Laminate wood flooring. Wall mounted heated towel rail. UPVC double glazed obscured window to the rear aspect.

Outside

Front: Gravel driveway, the rest is laid to lawn. Pathway to front door.

Rear garden: Good size private rear garden. Paved patio area. Pathway with laid to lawn either side. Shingle and decking area which is enclosed by horizontal slatted fencing. Flower and shrub border. Mostly enclosed by timber panel fencing, with gated side access.

Single stone built garage located in a nearby block with metal up and over door.

Agents Note

Laminate wood flooring throughout the hallway, kitchen and bathroom.
New radiators throughout.
Newly fitted oil boiler.
Planning permission granted in 2020 for loft conversion.

Barford St Michael

The village of Barford St Michael has a community feel and a thriving village hall with various activities taking place throughout the year, as well as popular local pub, The George Inn. The nearby villages of Deddington and Bloxham also offer a good range of facilities.

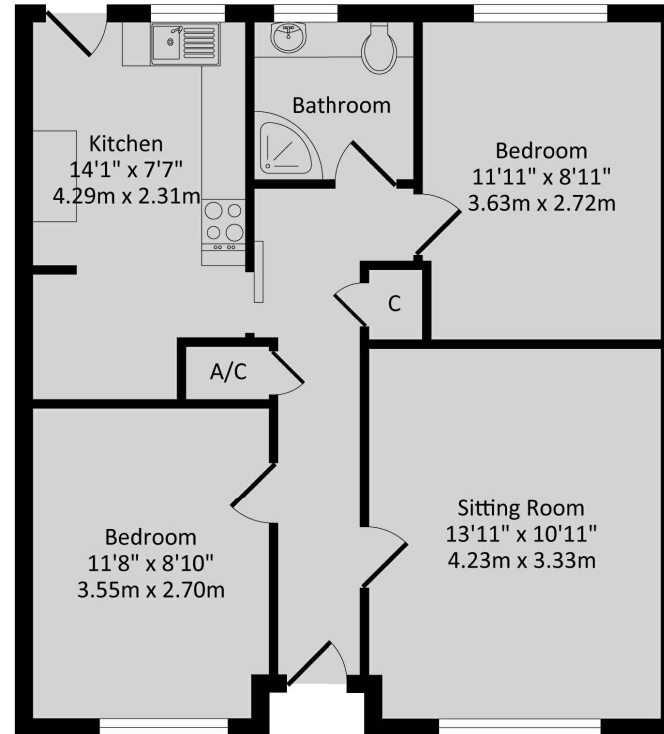
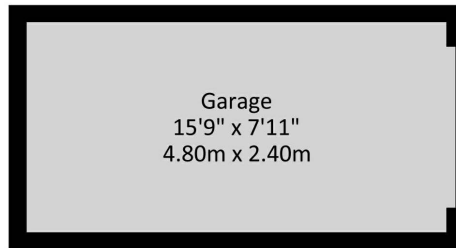
Services: All Council Tax Banding: B
Authority: Cherwell District Council





Garage
124 sq.ft. (11.50 sq.m.) approx.

Ground Floor
607 sq.ft. (56.40 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 731 sq.ft. (67.90 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

