



51 Mascord Road, Banbury, Oxon OX16 0NQ
£285,000 Freehold

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





Spacious three bedroom semi-detached home.

Entrance hallway | Living/dining room | Kitchen/breakfast room | Utility room | Three good size bedrooms | Large bathroom | Rear garden | Driveway | No onward chain

Located on the north side of Banbury is this spacious three bedroom semi-detached home benefiting from a good size living/dining room, kitchen/breakfast room, utility room, three well-proportioned bedrooms, family bathroom, pleasant rear garden backing onto green area and driveway. This property is offered for sale with no onward chain.

Ground Floor

UPVC double glazed door.

Entrance hallway: Access to ground floor accommodation. UPVC double glazed window to front aspect. Wall mounted vertical column radiator. Wall mounted metal fuse box. Laminate wood flooring.

Living/dining room: Ample space for sofa suite and dining table and chairs. Two UPVC double glazed windows overlook the rear garden. Wall mounted radiator. Feature media wall.

Kitchen/breakfast room: A range of modern base and eye level units with hardwood worktops. Tiling to splashback areas. Built-in stainless steel sink unit. Space and plumbing for dishwasher. Range cooker. Tiled effect flooring. Radiator. UPVC double glazed window to front aspect. Spotlights.

Utility room: Space and plumbing for washing machine and dryer. Full height fridge/freezer. UPVC double glazed window to the side aspect. Tiled flooring. Wall mounted boiler. Single glazed wooden door leading to rear garden.

First Floor

Landing: Access to first floor accommodation. Loft hatch. Loft has partial boarding. UPVC double glazed window to front aspect.

Bathroom: Larger than average bathroom with three piece white suite. Low level WC, wash hand basin with storage cupboard underneath and panel bath with rainfall shower head over. Fully tiled walls. Tiled flooring. UPVC double glazed window to front aspect. Wall mounted heated towel rail. Airing cupboard.

Bedroom one: Good size double bedroom with UPVC double glazed window overlooking rear garden and green area. Radiator.

Bedroom two: Spacious double bedroom with UPVC double glazed window overlooking rear garden and green area. Radiator.

Bedroom three: Spacious single bedroom. Radiator. UPVC double glazed window to front aspect.

Outside

Frontage: Mostly laid to shingle which could be used for parking for up to three cars subject to lowering the curb (which requires planning permission). There is currently a **driveway** for two vehicles to the side of the property. Steps down to the property, deck area to the front of the house and leading down the side through a gated access to covered porch area.

Rear garden: South facing aspect. Stepping out onto the patio area. Hardstanding for a large shed. Steps leading down to the main part of the garden, which is mostly laid to lawn, with a further hardstanding raised planter enclosed by railway sleepers. The garden is enclosed by timber panel fencing and a brick wall. There is gated side access.

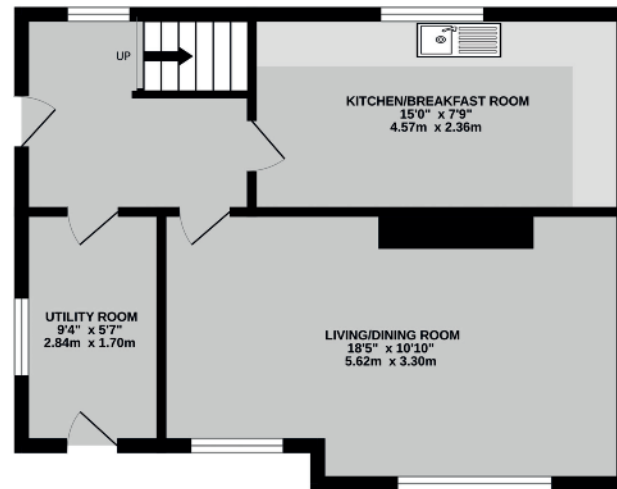
Services: All Council Tax Banding: B
Authority: Cherwell District Council

Directions: From Banbury Cross proceed west along West Bar and into the Broughton Road. At the roundabout turn right into Woodgreen Avenue and Mascord Road is the second turning on the left hand side.

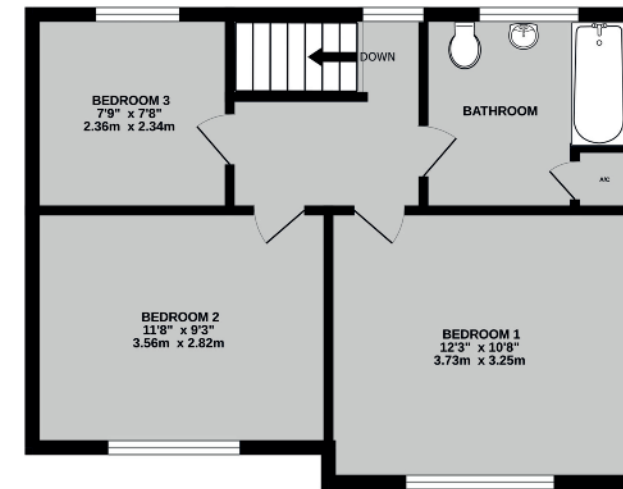




GROUND FLOOR
 423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
 431 sq.ft. (40.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 855 sq.ft. (79.4 sq.m.) approx.

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

Viewing: Through appointment with Stanbra Powell



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