



30 Aldous Drive, Bloxham, Banbury, Oxon OX15 4FP
'Guide Price' £350,000

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





Well presented three bedroom terrace home.

Entrance hallway | Downstairs cloakroom | Kitchen/breakfast room | Living/dining room | Three bedrooms, en suite to master | Family bathroom | Pleasant garden | Driveway | Garage

Located in the much sought after village of Bloxham, within easy walking distance of many amenities including schools and shops, is this immaculately presented three bedroom terraced home, built in approximately 2013. The property benefits from downstairs cloakroom, kitchen/breakfast room, large living/dining room backing onto the rear garden, three well-proportioned bedrooms, with an en-suite to the master bedroom, family bathroom, and to the rear is a pleasant rear garden, as well as a single brick built garage and driveway.

Ground Floor

Covered porch.

Access via composite front door to entrance hallway.

Entrance hallway: Amtico flooring. Stairs rising to first floor. Radiator.

Cloakroom: Two piece white suite comprising low level WC and wash hand basin. Wall mounted heated towel rail. Tiling to splashback areas. Sunken spotlights. Extractor.

Kitchen/breakfast room: A range of base and eye level units with laminate worktop. Built-in stainless steel sink unit, 4 ring gas hob, extractor hood and oven. Built-in fridge/freezer and dishwasher. Space and plumbing for washing machine. Tiling splashback areas. Radiator. Tiled flooring. UPVC double glazed window to the front aspect. Cupboard housing combination boiler. Space enough for small table and chairs. Spotlights.

Living/dining room: Spacious room with space for sofa suite, table and chairs. Two wall mounted radiators. Good size understairs storage cupboard. Sunken spotlights. UPVC double glazed window overlooking rear garden and double doors leading out into rear patio area.

First Floor

Landing: Airing cupboard housing hot water tank. Radiator. Access to loft.

Bedroom one: Double bedroom with UPVC double glazed window overlooking the rear garden. Radiator. Built-in wardrobes with sliding mirror doors and separate storage cupboard.

En-suite: Three piece white suite comprising low level WC, wash hand basin, corner shower unit with bar shower over. Tiling to splashback areas. Wall mounted heated towel rail. Tiled flooring.

Bedroom two: Double bedroom with UPVC double glazed window to the front aspect. Wall mounted radiator. Built-in wardrobe with sliding mirror doors.

Bedroom three: Good sized single bedroom with UPVC double glazed window overlooking the rear garden. Wall mounted radiator.

Family bathroom: Three piece white suite comprising low level WC, wash hand basin, panel bath with shower attachment over. Tiling to splashback areas. Spotlights. UPVC double glazed obscured window to the front aspect. Tiled flooring. Wall mounted heated towel rail.

Outside

South facing rear garden: Paved patio area. The rest is laid to lawn with a pathway leading to the rear of the garden, flanked by a border. The garden is mostly enclosed by timber panelled fencing and garage wall. Gated rear access, which leads to the garage and parking area. Outside tap. To the rear, **parking in front of the garage for one vehicle.**

Garage: Brick built single garage with pitched roof, metal up and over door, power and light connected. Internally the garage has flooring and has been painted. Storage into the roof space and access walkway to the side leads to the back garden.

Front: Pathway leading to front door, flanked on either side by lawn.

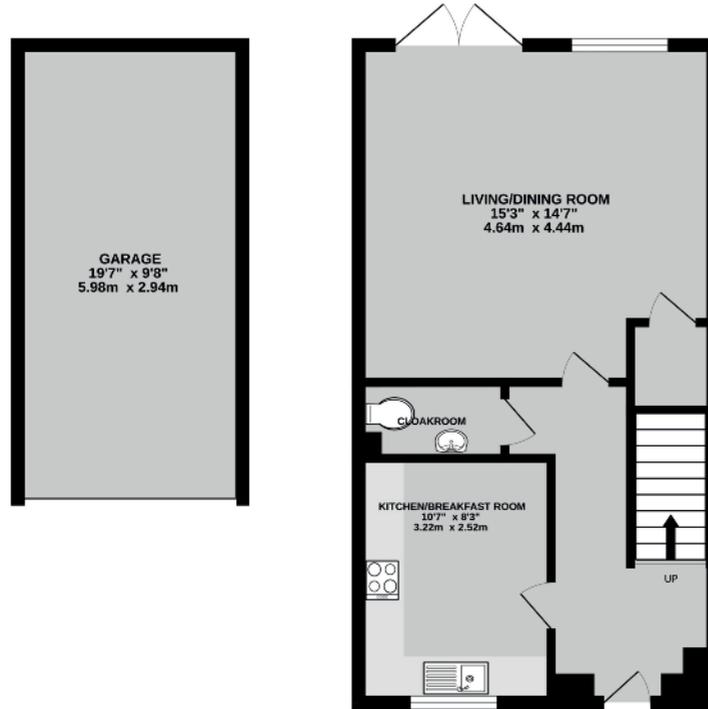
Services: All Council Tax Banding: D
Authority: Cherwell District Council



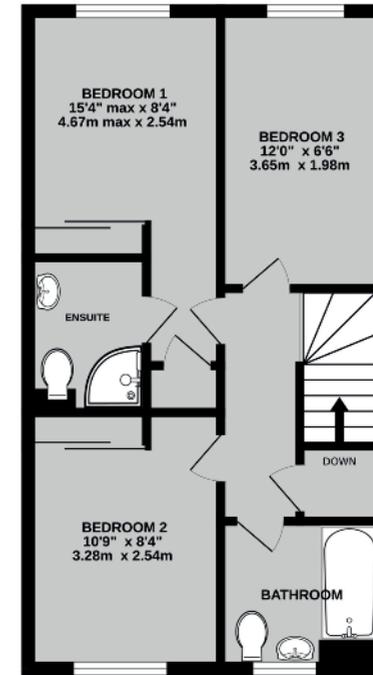




GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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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