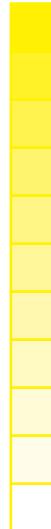




3 Manor Road, Great Bourton, Banbury, Oxon OX17 1QT
£285,000 Freehold

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





A characterful period cottage located in the heart of this unspoilt village benefiting from off road parking.

Open-plan living room/kitchen | First floor double bedroom and bathroom | Double bedroom to second floor | Patio area to rear | Further garden space | Two parking bays | Electric heating | Double glazing

Offered in excellent decorative order throughout and providing accommodation over three floors, a two bedroom end of terraced cottage having been considerably updated by the present vendors to a high specification.

Ground Floor

Front door.

Living room: Solid oak flooring. Feature cast iron fireplace. Window seat. Double glazed window to front aspect. Stairs rising to first floor. Electric radiator.

Kitchen: Inset sink unit and drainer. Range of contemporary Shaker style wall and base units. Complementary tiling to splashback areas. Oak work surfaces. Tiled flooring. 4 ring induction hob with electric oven under. Free space and plumbing for washing machine. Door to rear garden. Useful understairs storage cupboard. Window to rear aspect.

First Floor

Landing: Window to rear aspect. Stairs rising off to second floor.

Master bedroom: Double glazed window to front aspect. Airing cupboard housing hot water tank and immersion heater. Electric radiator.

Bathroom: Contemporary white suite comprising of tiled bath with mixer tap shower plus Triton electric shower, handbasin with inset vanity unit and low level WC. Window to side aspect.

Stairs rising off to second floor.

Second Floor

Useful storage. Window to rear. Door to bedroom two.

Bedroom two: Elevated countryside views. Fitted wardrobes. Electric radiator.

Outside

Rear garden: From the kitchen door leads to patio area which is allocated to the property. Outside tap. Outside power point. From the patio is a large area laid to shingle which provides parking for residents of number 1,2 and 3 Manor Road. A section of this shingle area is allocated to number 3 and therefore provides off road parking for two vehicles. To the rear of the shingle area is a raised patio. Useful timber shed which is allocated to number 3.

Great Bourton

Located to the north of Banbury just off the A423 Southam Road. The village has a church. The neighbouring village of Cropredy has a local primary school and further facilities. Further amenities can be found in Banbury including the Castle Quay shopping centre, Gateway Retail Park, Spiceball Leisure Centre and supermarkets. There is a mainline railway station providing access to London Marylebone and Birmingham and Jct 11 of the M40 motorway.



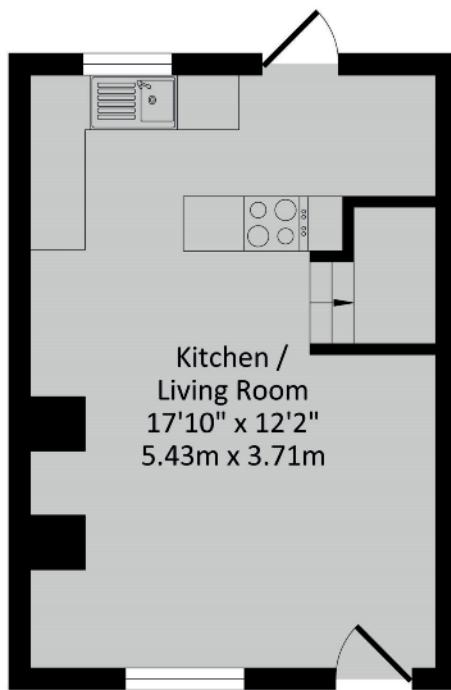
Council Tax Banding: C
Authority: Cherwell District Council





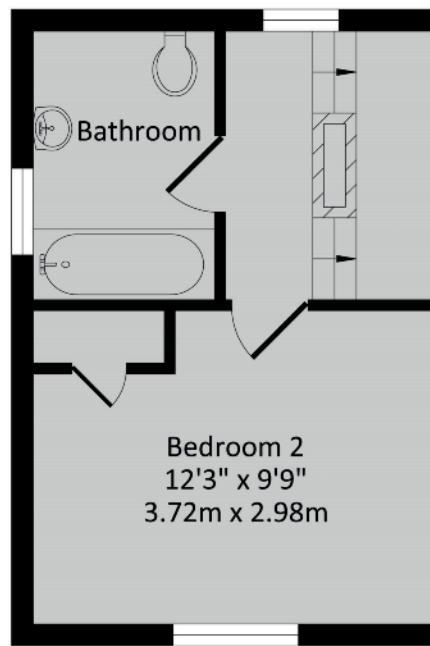


Ground Floor
216 sq.ft. (20.10 sq.m.) approx.



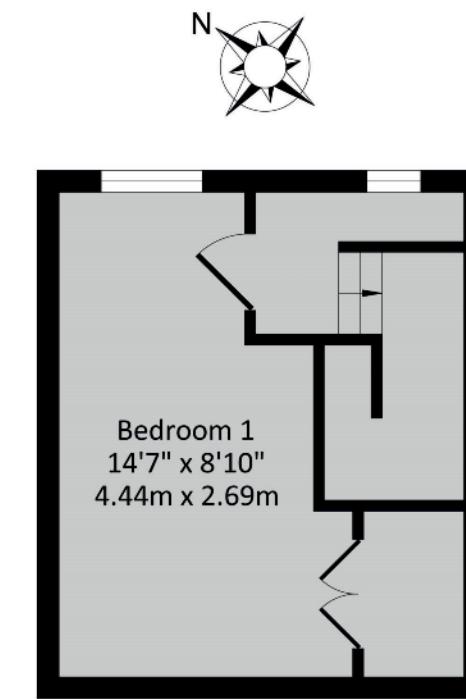
Kitchen /
Living Room
17'10" x 12'2"
5.43m x 3.71m

First Floor
216 sq.ft. (20.10 sq.m.) approx.



Bedroom 2
12'3" x 9'9"
3.72m x 2.98m

Second Floor
178 sq.ft. (16.50 sq.m.) approx.



Bedroom 1
14'7" x 8'10"
4.44m x 2.69m



TOTAL APPROX. FLOOR AREA 610 sq.ft. (56.70 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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