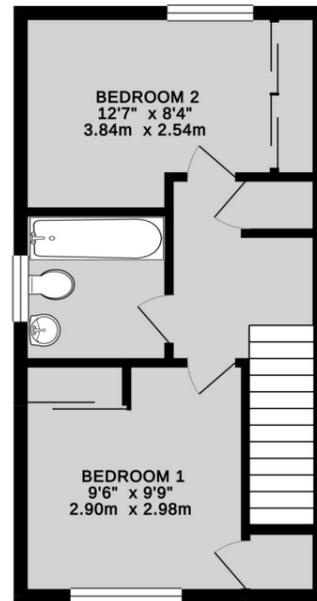
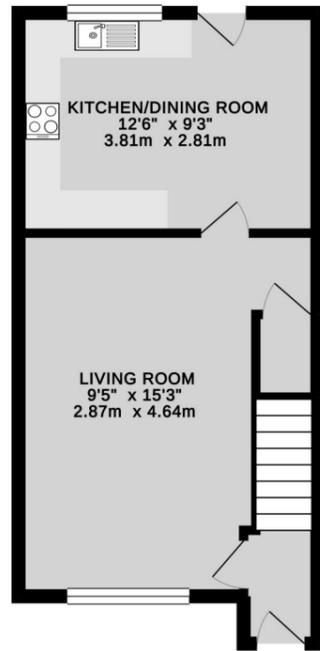
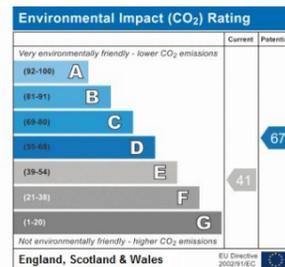
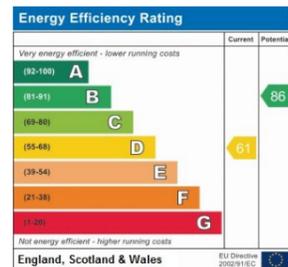


GROUND FLOOR
313 sq. ft. (29.1 sq. m.) approx.

1ST FLOOR
307 sq. ft. (28.5 sq. m.) approx.



TOTAL FLOOR AREA: 620 sq. ft. (57.6 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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12 Quarry Close
Bloxham
Oxon
OX15 4HA
£238,000

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

SERVICES: All except gas

CURRENT COUNCIL TAX BANDING: B **LOCAL AUTHORITY: Cherwell District Council**

DIRECTIONS: From Banbury Cross proceed south west on the A341 Chipping Norton Road and upon approaching the village of Bloxham take the right turn into Courtington Lane. Continue to the T-junction and take the left turn into the Tadmerton Road and the first turning on the right will lead to Cumberland Close, off which leads Quarry Close.

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

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**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



An extremely well presented two bedroom semi detached home in this popular village

Entrance hall | Living room | Kitchen/Dining room | Two double bedrooms | Bathroom | Pleasant rear garden | Driveway | Double glazing | Electric heating

Located in this quiet cul-de-sac in the extremely popular village of Bloxham is this two bedroom property presented in excellent order throughout with the benefit of re-fitted kitchen and bathroom, good size well maintained rear garden and driveway to the side of the property for approximately two/three vehicles. Viewing highly recommended.

DESCRIPTION:

Ground Floor:

Entrance via double glazed door to;

Entrance hallway: Wooden floor. Wall mounted night storage heater. Stairs rising to first floor. Door through to;

Living room: UPVC double glazed window to front aspect. Night storage heater. Wooden flooring. Understairs storage cupboard. Door through to;

Kitchen/Dining room: Range of base and eye level units. Laminate work top. Built-in oven with four ring electric hob and extractor hood above. Space for washing machine. Space for fridge/freezer. Space for dishwasher. Tile splashbacks. Built-in sink unit with swan neck tap. Wooden double glazed window overlooking rear garden. Double glazed door leading to garden area. Wall mounted night storage heater. Tiled flooring.

First Floor:

Landing: Access to loft. Airing cupboard housing hot water tank. Doors to all first floor accommodation.

Bedroom one: Double bedroom with UPVC double glazed window to front aspect. Wall mounted electric panel heater. Over stairs storage cupboard with shelving. Built-in double wardrobe with automatic lighting.

Bedroom two: Double bedroom. Wall mounted night storage heater. Wooden double glazed window overlooking rear garden. Built-in triple wardrobe with automatic lighting.

Bathroom: Re-fitted white suite comprising of low level WC, wash hand basin and panelled bath with electric Mira shower over. Tile splashbacks. Tiled flooring with under floor heating. Sunken spotlights. UPVC double glazed obscured window to side aspect.

Outside:

Front: Large laid to lawn area. Pathway leading to front door. Shingle border.

Rear garden: Paved patio area. Pathway leading to shed with electrics. The rest is laid to lawn with flower and shrub borders. The garden is enclosed by timber panel fencing. Secure gated side access. Outside tap.

