



8 Grange Road, Banbury, Oxon OX16 9AZ  
£290,000

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





*Non-estate semi detached house enjoying larger than average plot located within easy access of an abundance of amenities.*

**Entrance hall | Living room | Separate Dining room | Kitchen/Breakfast room | Conservatory | Three first floor double bedrooms | Bathroom | Generous size rear garden | Garden to front | Driveway | UPVC double glazing | Gas radiator heating**

Providing generous size accommodation throughout and occupying a larger than average plot, a well presented three bedroom semi detached house providing potential for extension subject to the necessary planning permissions.

### Ground Floor

Front door.

**Entrance hall:** Tiled flooring. Stairs rising off to first floor. Fully glazed door giving access to dining room.

**Dining room:** Dual aspect room with boxed bay windows to front and side aspect. Walkway through to living room.

**Living room:** Feature box bay window to front aspect. Fireplace with inset living flame electric fire. Fully glazed door giving access to kitchen. Also access from the hallway.

**Kitchen/Breakfast room:** Stainless steel inset sink unit and drainer. Comprehensive range of white fronted wall and base units. Ample work surfaces. Integrated dishwasher. Four ring gas hob with electric oven under, extractor over. Free space and plumbing for washing machine. Integrated fridge and freezer. Tiling to splashback areas. Tiled flooring. Window overlooking garden. Double glazed doors giving access to conservatory.

**Conservatory:** Brick and UPVC construction with polycarbonate roof. Matching tiled flooring. Windows overlooking garden. Casement doors giving access to garden. Radiator.

### First Floor

Half landing with window to rear aspect.

Main landing: Access to loft.

Three double bedrooms all with fitted wardrobes.

**Bedroom three:** Cupboard housing gas boiler, hot tank and immersion heater, plus further shelving.

**Bathroom:** Modern white suite comprising of P-shaped panelled bath with Mira Event shower unit over. Hand basin with inset vanity unit. Low level WC. All walls are fully tiled. Tiled flooring.

### Outside

**Rear garden:** Fully enclosed giving a good degree of privacy. Laid to lawn. Large areas laid to patio. Timber shed. Substantial timber summerhouse. Shrubs and bushes. Areas laid to shingle. Double gates leading to driveway. Outside tap. The garden measures approximately 60 ft in width x 30 ft depth.

**Front:** Enclosed garden. Laid to shingle with shrubs and bushes.

**Tarmac driveway** to the side giving off road parking for two/three vehicles. Pathway to front door. Hedgerow to boundaries. Gate to front.

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

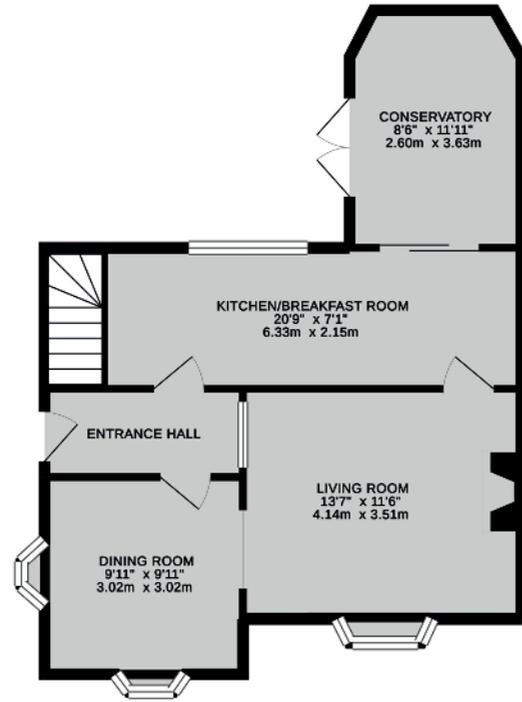
**Directions:** From Banbury Cross proceed south on the Oxford Road and upon reaching Sainsbury's Superstore, take the next turn right into Grange Road.



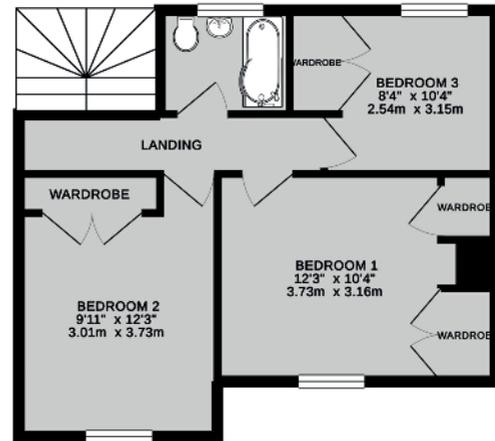




GROUND FLOOR 577 sq. ft.  
( 53.6 sq. m. )



1ST FLOOR 432 sq. ft.  
( 40.1 sq. m. )



TOTAL FLOOR AREA: 1008 sq. ft. ( 93.7 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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Viewing: Through appointment with Stanbra Powell

