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Publication name: BLOXHAM ROAD 147, Page: 1

147 Bloxham Road, Banbury, Oxon OX16 9JU
£320,000

Stanbra Powell
Estate Agents
Valuers
Property Lettings

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Non estate semi-detached house occupying generous size plot, offered with no onward chain.

Entrance porch |Entrance hall| Living room|Separate dining room| Kitchen|Utility| Rear lobby| Cloakroom| Boiler cupboard| Further outbuildings| Three first floor bedrooms | Bathroom| Gardens to front, rear and side| Driveway | Garage | UPVC double glazing | Gas radiator heating

Located on the popular sought after Bloxham road an older style three bedroom semi-detached property providing well proportioned accommodation throughout and potential for enlargement subject to necessary planning permissions. The property has been well maintained but would now benefit from some updating.

Ground Floor

Canopy porch.
Front door.
Door through to;

Hallway: Stairs rising off to first floor. Useful under stairs storage cupboard. Door through to;

Dining room: Window to front aspect. Tiled fireplace with open hearth.

Living room: To rear aspect overlooking garden. Stone fireplace. Sliding double glazed doors giving access to garden.

Kitchen: Range of wall and base units. Stainless steel bowl and a half inset sink unit and drainer. Free space and plumbing for dishwasher. Tiling to splashback areas. Vinolay flooring. Wall mounted gas heater. Pantry. Door through to;

Utility: Free space and plumbing for washing machine. Space for cooker and extractor. Vinolay flooring. Door giving access to rear lobby.

Cloakroom/WC: Low level WC. Cupboard housing gas boiler for domestic hot water and central heating. Sliding door giving access to garden.

First Floor

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

Bedroom one is a double bedroom to rear aspect. Fitted wardrobes. Window overlooking garden.

Bedroom two is a double bedroom to front aspect. Fitted wardrobe.

Bedroom three is a single bedroom to rear aspect.

Bathroom: Fully tiled shower (previously a bath was installed). Pedestal hand basin. Low level WC. Tiling to splashback areas. Shaver socket and light. Wall mounted heater.

There are radiators in all rooms with exception with the kitchen.

Outside

Rear garden: The property enjoys a generous size plot with the rear garden predominately laid to lawn with patio area, shrubs and bushes. Hedgerow and fencing to boundaries. Outside tap. The garden measures approximately 80 ft in length.

Further garden area to side, laid to lawn. Hardstanding for shed. Metal workshop. Two further outbuildings.

Front: Area laid to lawn with hedgerow to boundaries. Block paved driveway providing off road parking for several vehicles.

Single garage of prefabricated construction with double doors to front. Door to side.

Services: All
Council Tax Banding: C
Authority: Cherwell District Council
Directions: From Banbury Cross proceed south along South Bar and onto the Oxford Road, taking the second right turn into the Bloxham Road.

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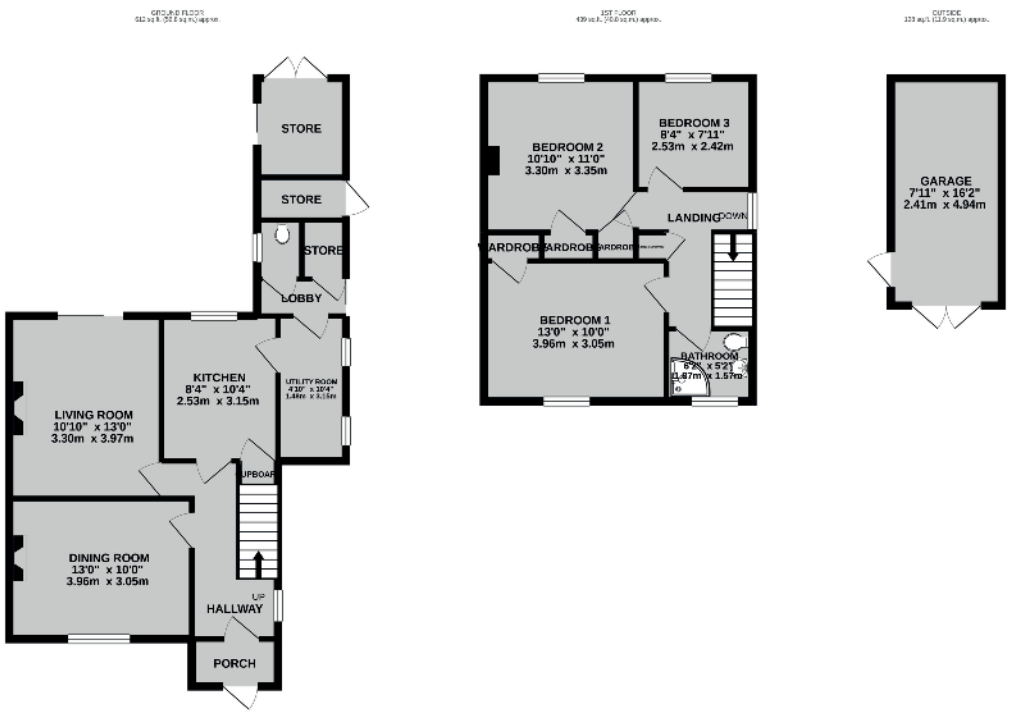

TOTAL FLOOR AREA : 1178 sq.ft. (109.5 sq.m.) approx.

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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