



51 Ribston Close, Banbury, Oxon OX16 1AW
£259,950

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





Well presented three bedroom stone property.

**Entrance hallway | Cloakroom | Kitchen/breakfast room |
Living/dining room | Three bedrooms, en-suite to master
bedroom | Bathroom | Good size rear garden | Garage |
Parking | Double glazing | Gas central heating**

Located at the end of a quiet cul-de-sac overlooking a green area on the popular Hanwell Fields development on the north side of Banbury is this well presented stone three bedroom terraced property benefiting from kitchen/breakfast room, living/dining room, en-suite to master bedroom, generous size garden and single garage.

Ground Floor

Canopy porch.
Access via double glazed door to;

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

Cloakroom: Two piece white suite comprising of low level WC and wash handbasin. Tile splashback. Radiator. Extractor fan.

Kitchen/breakfast room: Range of base and eye level units. Stainless steel sink unit. Laminate worktop. Space for washing machine. Space for cooker. Extractor fan. Space for dryer/dishwasher. Space for fridge/freezer. Cupboard housing boiler. Tile splashbacks. UPVC double glazed sash window to front aspect. Radiator. Laminate wood flooring.

Living/dining room: Laminate wood flooring. Understairs storage cupboard. UPVC double glazed window to rear aspect overlooking the rear garden. UPVC double glazed double doors opening onto patio area. Two radiators.

First Floor

Landing: Access to loft. Over stairs cupboard housing hot water tank.

Bedroom one: Double bedroom with UPVC double glazed sash window overlooking green area to front aspect. Radiator. Built-in double wardrobe.

En-suite: Three piece white suite comprising of low level WC, wash handbasin and single shower cubicle with shower over. Tile splashbacks. Vinolay flooring. Radiator. Extractor fan.

Bedroom two: Double bedroom with UPVC double glazed window overlooking rear garden. Radiator.

Bedroom three: Single bedroom with UPVC double glazed window overlooking rear garden.

Bathroom: Three piece white suite comprising of low level WC, wash handbasin and panelled bath. Tile splashbacks. Radiator. Vinolay flooring. UPVC double glazed obscured sash window to front aspect.

Outside

Front: Pathway to front door with plum slate areas either side.

Rear garden: South/east facing. Paved patio area with pathway leading to top of the garden. The rest is mostly laid to lawn. Secondary patio area to rear of the garden and hardstanding for a shed. Outside power points. The garden is enclosed by timber panel fencing. Gated rear access leading to parking area which has access to side of the neighbouring property.

Single brick built garage with metal up and over door and roof storage.

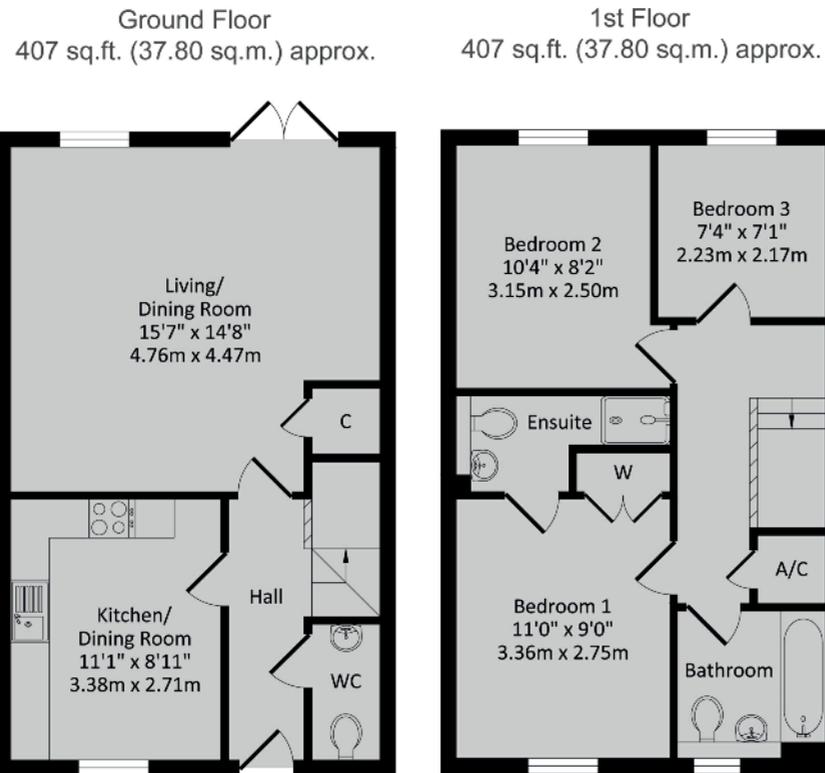
Allocated parking space in front of the garage.

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

Directions: From Banbury Cross proceed north along North Bar and at the main set of traffic lights take the left turn into the B4100 Warwick Road. Continue on this road and just before leaving Banbury, take the second exit at the large roundabout into Dukes Meadow Drive and at the next roundabout, take the right turn into Usher Drive and first right into Ribston Close.







TOTAL APPROX. FLOOR AREA 814 sq.ft. (75.60 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 Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

Viewing: Through appointment with Stanbra Powell



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