



4 Longford Park Road, Bodicote, Banbury, Oxon OX15 4FU
£315,000

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Versatile modern town house on the edge of this sought after development, offered with no onward chain.

Entrance hall | Cloakroom | Study/bedroom four | Open-plan kitchen/dining/family room | First floor living room | Master bedroom with en-suite | Two further second floor bedrooms and Bathroom | Private enclosed rear garden | Garage and driveway

Providing generous size accommodation over three floors, a three/four bedroom semi detached town house located on the popular Longford Park development on the south side of Banbury within comfortable walking distance of many amenities including primary schools, arcade of shops and bus routes, within moments of countryside walks.

Ground Floor

Canopy porch.
Front door.
Entrance hall: Stairs rising off to first floor.

Cloakroom: Low level WC. Wash handbasin. Useful store cupboards.

Door to bedroom four/study: Window to front aspect.

Open plan kitchen/family/dining room: Kitchen area comprising of stainless steel inset sink unit and drainer. Range of contemporary wall and base units. Integrated four ring gas hob with electric oven under, extractor over. Integrated fridge/freezer. Integrated dishwasher. Integrated washer/dryer. Tiled floor throughout the room. Useful understairs storage cupboard. Double glazed doors giving access to garden.

First Floor

Stairs rising off to second floor.

Living room to front aspect.

Master bedroom to rear aspect with fitted wardrobes.
En-suite: Fully tiled double width shower cubicle. Pedestal handbasin. Low level WC. Tiling to splashback areas. Heated towel rail. Tiled flooring.

Second Floor

Bedroom two: Double bedroom to rear aspect. Fitted wardrobes. Cupboard housing hot tank and immersion heater.

Bedroom three: Double bedroom to front aspect. Fitted wardrobe.

Bathroom: White suite comprising of panelled bath. Pedestal handbasin. Low level WC. All walls being fully tiled. Heated towel rail. Tiled flooring.

Outside

Rear garden: Enclosed by close boarded fencing. Predominately laid to lawn. Patio area. Gate to rear giving access to garage and driveway.

Garage: Brick construction. Pitched roof for extra storage.

Driveway in front of the garage.

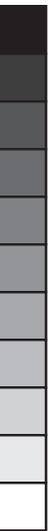
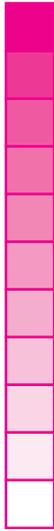
Front: Open plan with shrubs and bushes. Pathway to front door.

Bodicote

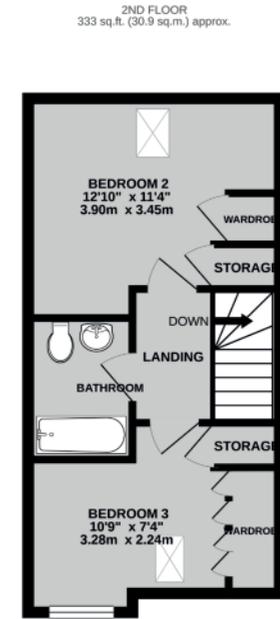
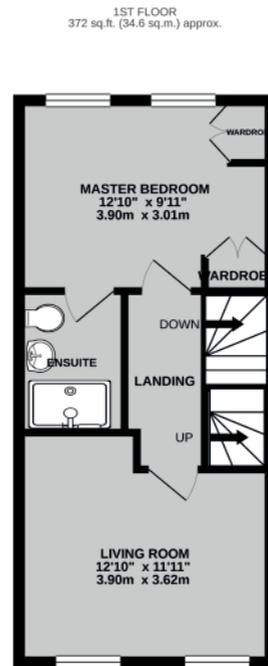
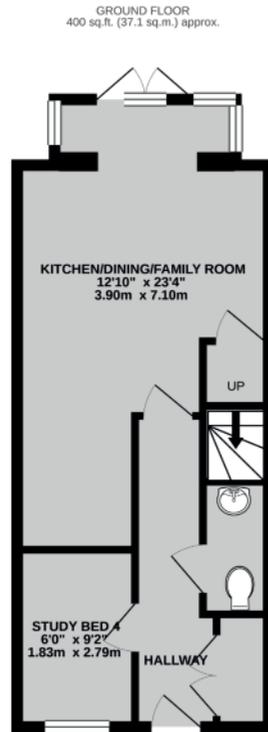
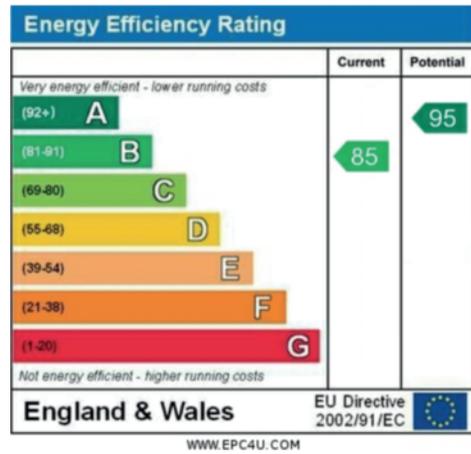
The village of Bodicote is located approximately 2 miles south of Banbury. The village has a primary school, parish church, post office and stores and public houses. There is a bus service to Banbury where further amenities can be found including Castle Quay shopping centre, railway station and Junction 11 M40.

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

Directions: Upon leaving Banbury on the Oxford Road and entering Bodicote take the second left turn into the Longford Park development, signposted as Longford Park Road.







TOTAL FLOOR AREA: 1105 sq.ft. (102.6 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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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.

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