



TOTAL APPROX. FLOOR AREA 688 SQ.FT. (63.9 SQ.M.)
 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.
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5 Arundel Close
 Kings Sutton
 Banbury
 Oxon
 OX17 3QZ
£239,950

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

SERVICES: All

CURRENT COUNCIL TAX BANDING: C **LOCAL AUTHORITY:** South Northants District Council

DIRECTIONS:

From Banbury Cross proceed south on the Oxford Road for approximately two and a half miles and upon reaching Twyford take the left turn on the Kings Sutton road. Upon entering the village of Kings Sutton take the first left turn into Sandringham Road; second left into Hampton Drive; first right onto Balmoral Way turn right onto Blenheim Rise and right into Arundel 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.

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Detached two bedroom bungalow.

Entrance hallway | Living room | Kitchen/Breakfast room | Two double bedrooms | Bathroom | Rear garden | Driveway | Garage | Double glazing | Gas central heating | No onward chain

Occupying a quiet cul-de-sac position in this popular village, is this two bedroom detached bungalow with driveway, garage and pleasant rear garden. Situated within walking distance of many amenities including shops, public houses and church.

DESCRIPTION:

Accommodation:

Access via UPVC double glazed door to;

Entrance hallway: Single panel radiator. Doors to all accommodation. Access to loft via pull down ladder.

Living room: Two double panel radiators. UPVC double glazed window to front aspect. Gas point for gas fire if required.

Kitchen/Breakfast room: A range of base and eye level units. Roll top work surface. Built-in sink unit. Space for gas cooker. Space for fridge/freezer. Space for washing machine. UPVC double glazed door and window to rear aspect. Single panel radiator. Vinolay flooring.

Bedroom one: UPVC double glazed window to rear aspect. Single panel radiator.

Bedroom two: UPVC double glazed window to front aspect. Single panel radiator. Wall mounted fuse box.

Bathroom: Three piece chablis suite comprising of low level WC. Wash hand basin. Panelled bath with shower over. UPVC double glazed window to side aspect. Double panel radiator. Tiled floor and tiled walls. Cupboard housing Worcester combination boiler installed in approximately 2013.

Outside:

Front: Mostly laid to lawn with some flower and shrub borders. Driveway for approximately two vehicles. Pathway to front door.

Rear garden: Mostly laid to lawn with flower and shrub borders enclosed by timber panel fencing and brick wall. Gated side access. Personal door to garage.

Garage: Metal up and over door. Single glazed wooden window to rear aspect.

Kings Sutton:

Kings Sutton is a well-served village, situated on the Northamptonshire/Oxfordshire borders approximately 4 miles south east of Banbury. The village amenities include a primary school, co-op, post office, two churches, two pubs, playing fields and a regular bus route. There is also a railway station, providing services to Oxford and London.

