



TOTAL APPROX. FLOOR AREA 654 SQ.FT. (60.8 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
Made with Metropix ©2019

53 Gillett Road
Banbury
Oxon
OX16 0DR
£215,000

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

SERVICES: All

CURRENT COUNCIL TAX BANDING: B **LOCAL AUTHORITY:** Cherwell District Council

DIRECTIONS:

From Banbury Cross proceed west along West Bar and into the Broughton Road. Take the first right turn into Bath Road and first left into Park Road and left again into Gillett Road.

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.

5/6a Horsefair, Banbury, Oxon. OX16 0AA

Tel: 01295 221100 E-mail: post@stanbra-powell.co.uk Web Page: www.stanbra-powell.co.uk

rightmove
find your happy

onTheMarket.com

naea | **propertymark**
PROTECTED

The Property Ombudsman
SALES



Stanbra Powell

Estate Agents
Valuers
Property Lettings



Well presented two bedroom semi detached bungalow.

Entrance porch | Entrance hallway | Living room | Kitchen/Breakfast room | Wet room | Two double bedrooms | Front and rear garden | Off road parking | Double glazing | Gas central heating

Located within walking distance of shops and the town centre is this well presented semi detached two bedroom bungalow occupying a corner plot position benefiting from good size re-fitted kitchen/breakfast room, recently fitted wet room, pleasant low maintenance rear garden and off road parking.

DESCRIPTION:

Accommodation:

Entrance via UPVC double glazed door to;

Entrance porch: Tiled floor. Exposed brickwork. UPVC double glazed door to;

Entrance hall: Tiled floor. Built-in shelving unit with cupboard. Single panel radiator. Doors to all accommodation. Access to loft which has pull down ladder and is partly boarded with additional insulation. Light connected.

Living room: Two UPVC double glazed windows one to front aspect, one to side aspect. Gas fire with wooden surround and marble effect inset. Recently laid carpet. Single panel radiator.

Kitchen/Breakfast room: Re-fitted kitchen comprising of base and eye level units. Tile splashbacks. Space for gas cooker. Built-in stainless steel sink unit. Space for washing machine. Space for fridge/freezer. Tiled floor. Storage cupboard. Cupboard housing Worcester boiler. Single panel radiator. Door leading to garden.

Bedroom one: Good size double bedroom with UPVC double glazed window to front aspect. Single panel radiator. Built-in wardrobe.

Bedroom two: Double bedroom with UPVC double glazed window to rear aspect. Single panel radiator.

Wet room: Recently fitted. Low level WC. Wash hand basin. Bar rainfall shower with handles and seat. UPVC double glazed window to rear aspect. Tiled floor and walls. Heated towel rail. Sunken spotlights.

Outside:

Front: Mostly laid to lawn with pathway leading to front door. Off road parking for one vehicle to the side of the property. (This could be extended subject to the necessary planning permission).

Rear garden: Mostly laid to patio. Enclosed by timber panel fencing. Gated side access leading to parking area. Outside tap.

