



23 Bath Road, Banbury, Oxon OX16 0TU  
£325,000

**Stanbra  
Powell** | Estate Agents  
Valuers  
Property Lettings







*Bay window semi detached house complemented by a private rear garden, conveniently located within walking distance of the town centre.*

Entrance porch | Entrance hall | Cloakroom | Living room with bay window | Separate dining room | Kitchen/Breakfast room | Three first floor bedrooms | Bathroom | Private enclosed rear garden | Block paved driveway to front | Car port to side | Workshop/Office | Double glazing | Gas central heating

Offered with onward chain, a 1930's enlarged three bedroom semi detached house, complemented by a private south facing rear garden. The property provides generous size accommodation throughout.

### Ground Floor

Front door.

**Entrance porch:** Tiled flooring. Door through to;  
**Entrance hall:** Feature tiled flooring. Stairs rising off to first floor.

**Cloakroom:** Low level WC. Wash hand basin.

**Living room:** To front aspect with walk-in bay window.

From the hallway door through to;

**Separate dining room:** Laminate flooring. Fireplace with inset living flame gas fire. Double glazed casement doors giving access to garden. Door through to;

**Kitchen/Breakfast room:** Stainless steel inset sink unit and drainer. Semi-vaulted ceiling. Comprehensive range of oak fronted wall and base units. Ample work surfaces. Tiling to splashback areas. Free space and plumbing for washing machine and tumble dryer. Windows overlooking garden. Radiator. Tiled flooring. Recessed spotlights. Cupboard housing gas boiler for domestic hot water and central heating. Door to side aspect.

### First Floor

**Landing:** Access to loft. Window to side aspect.

**Bedroom one:** Double bedroom to rear aspect with fitted wardrobes.

**Bedroom two:** Double bedroom to front aspect.

**Bedroom three:** Single bedroom to front aspect.

**Bathroom:** White suite comprising of panelled bath, pedestal hand basin and low level WC. Cupboard housing hot tank and immersion heater. Tiling to splashback areas. Heated towel rail.

### Outside

**Garden:** South facing mature and established private rear garden. Laid to lawn with shrubs, trees and bushes. Two patio areas. Hardstanding for shed. Hardstanding for greenhouse. The garden measures approximately 70ft in length. Access front to back via wooden gate.

**Workshop/Office** with light and power.

**Front:** Block paved driveway giving off road parking for several vehicles. PVC constructed car port.

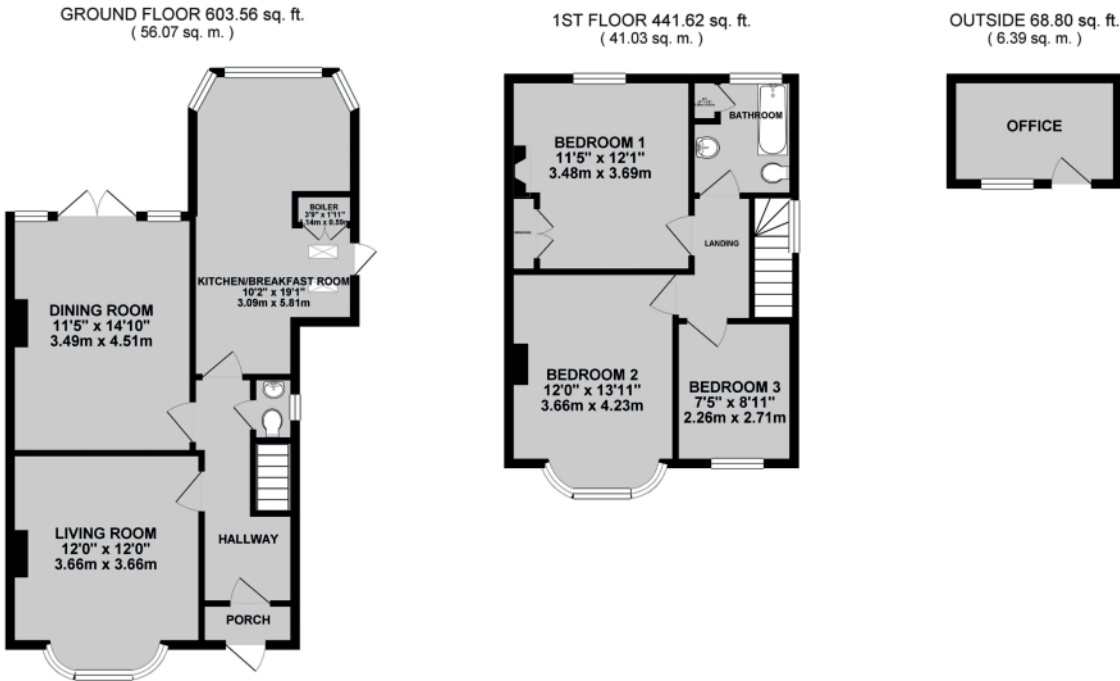
Services: All  
Council Tax Banding: C  
Authority: Cherwell District Council

**Directions:** From Banbury Cross proceed north along North Bar and at the main set of traffic lights (at the crossroads) turn left into the Warwick Road. Continue along this road and take the second left turn into Bath Road.





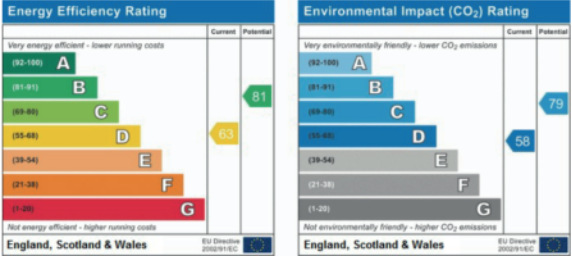




TOTAL FLOOR AREA : 1113.98 sq. ft. ( 103.49 sq. m. ) approx.

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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