



43 Ashmead Road, Banbury, Oxon OX16 1AA  
£269,950

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







*An immaculate and enlarged stone built property.*

Entrance porch | Entrance hall | Living room |  
Kitchen/breakfast room | Utility | Separate dining room |  
Master bedroom with en-suite | Two further first floor  
bedrooms | Enclosed private rear garden | Garden to front |  
Garage | Driveway

Offered in excellent decorative order throughout,  
a three bedroom terraced house enjoying a  
no-through road position within this sought after  
development.

#### Ground Floor:

**Canopy porch** leads to front door, front door leads to porch.  
Walkway into hallway. Control panel for alarm system. Porch  
and hallway have Karndean wood effect flooring.

**Living room:** Having feature natural stone fireplace with inset  
electric fire. Double glazed casement doors giving access to;

**Dining room:** Currently used as a bedroom. Karndean wood  
effect flooring. Casement doors giving access to garden. Door  
to;

**Ground floor shower room:** Fully tiled shower cubicle with  
thermostatic shower unit. Pedestal hand basin. Low level WC.  
Tiling to splashback areas. Karndean flooring. Extractor.

**Kitchen/breakfast room:** Re-fitted approximately 5 years ago to  
a high specification. Comprising of bowl and a half inset sink  
unit and drainer. Comprehensive range of contemporary wall  
and base units with complimentary work surface and tiling to  
splashback areas. Integrated four ring ceramic hob. Integrated  
stainless steel double oven and grill and microwave. Karndean  
flooring.

**Utility room:** Work surface, free space and plumbing for washing  
machine, dishwasher. Space for fridge/freezer. Range of  
matching wall and base units. Cupboard housing Glow-worm gas  
boiler for domestic hot water and central heating. Karndean  
flooring.

#### First Floor:

**Master bedroom:** Comprehensive range of fitted wardrobes.  
Window to front aspect. Door to;

**En-suite:** Fully tiled room. Thermostatic shower unit. Wall  
mounted hand basin with inset vanity unit. Low level WC.  
Extractor.

**Bedroom two:** Fitted wardrobes. Window to front aspect.

**Bedroom three:** Single bedroom with window overlooking  
garden.

**Bathroom:** White suite comprising of panelled bath with Triton  
pressure compensating shower unit over. Pedestal hand basin.  
Low level WC. Tiling to splashback areas. Airing cupboard  
housing hot tank and immersion heater, with controls for the  
Solar panel heating system which supplies hot water. Solar  
panels are approximately 14 years old. Extractor.

#### Outside:

**Rear garden:** Private and enclosed south facing rear garden.  
Low maintenance laid to patio. Flower beds, shrubs, trees and  
bushes. Gate to rear giving access to driveway. Leading to;

**Single garage:** Brick construction. Metal up and over door.  
Pitched roof.

**Front:** Enclosed front garden. Low maintenance laid to shingle,  
shrubs and bushes. Pathway to front door.

#### Agents Note:

The property benefits from an alarm system and Solar Panels  
for hot water and electric.  
Loft is fully insulated with Icynene foam spray insulation. The  
loft is also boarded and has a ladder.

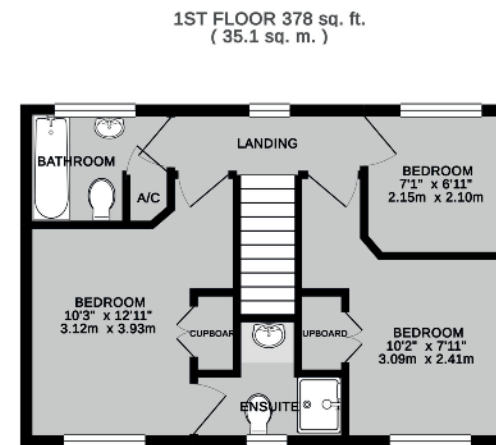
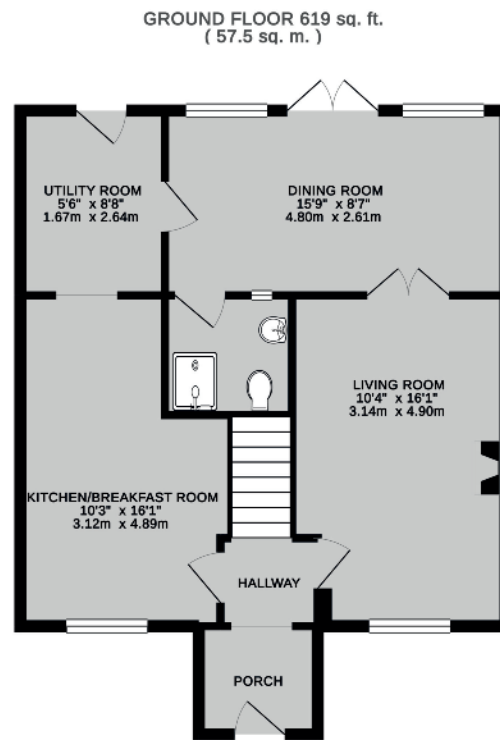
**Services:** All  
**Council Tax Banding:** C  
**Authority:** Cherwell District Council

**Directions:**  
From Banbury Cross proceed in a northerly direction. Upon  
reaching the first main set of traffic lights turn left into the  
Warwick Road and proceed for approximately one and a  
quarter miles turning right at the third roundabout. Proceed  
to the next roundabout and turn right into Usher Drive which  
leads into Ashmead Road.









TOTAL FLOOR AREA : 997 sq. ft. ( 92.6 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.

Viewing: Through appointment with Stanbra Powell



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