



47 Dover Avenue, Banbury, Oxon OX16 0JG  
Guide Price £249,950

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





*Three bedroom end of terrace property with larger than average garden.*

**Entrance hall | Living room | Kitchen/dining room | Conservatory | Three bedrooms | Bathroom | Larger than average rear garden | Gas central heating | Double glazing | Garage | Driveway | Potential to extend/building plot (subject to necessary planning permissions) | No onward chain**

Located in a no-through road position on the north side of town is this three bedroom end terraced property benefiting from re-fitted kitchen, driveway, garage and a larger than average garden which offers the possibility of a substantial extension or building plot subject to necessary planning permissions. Offered with no onward chain.

### Ground Floor

Front door.

**Entrance hallway:** Laminate flooring. Radiator. Wall mounted fuse box. UPVC double glazed window to side aspect. Stairs rising to first floor. Glazed panel door into living room.

**Living room:** Radiator. UPVC double glazed window to front aspect. Feature fireplace with oak mantle.

**Kitchen/dining room:** Re-fitted kitchen with a range of base and eye level units. Built-in appliances include cooker, four ring electric hob with extractor fan above and stainless steel sink unit. Space for fridge/freezer and washing machine. Tile splashbacks. Vertical radiator. Breakfast bar. Pantry cupboard. Understairs cupboard. UPVC double glazed window into conservatory. Double glazed doors leading to conservatory.

**Conservatory:** UPVC construction with double glazed windows on all sides. Double glazed sliding door to rear. Radiator.

### First Floor

**Landing:** UPVC double glazed window to side aspect. Access to loft. Cupboard housing Vaillant combination boiler. Further over stairs storage cupboard.

**Bedroom one:** Good size double bedroom with UPVC double glazed window to rear aspect. Radiator.

**Bedroom two:** Double bedroom with UPVC double glazed window to front aspect. Radiator.

**Bedroom three:** (the property was formerly two bedrooms, the previous owner has divided the front bedroom into two providing a small third bedroom/study) UPVC double glazed window to front and side aspect. Laminate flooring. Radiator.

**Bathroom:** Three piece white suite comprising of low level WC, wash handbasin and panelled bath with shower over plus shower attachment. Tile splashbacks. UPVC double glazed obscured window to rear aspect.

### Outside

**Rear garden:** Patio area. The rest is mostly laid to lawn with pathway leading to timber frame shed. Enclosed by close board fencing and hedging. Steps leading to side garden.

**Side garden** measures approximately 28 ft wide x 73 ft depth approximately. **Shingle driveway.**

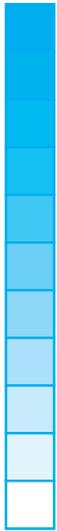
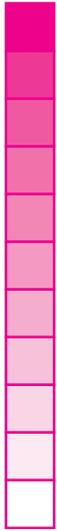
**Prefabricated concrete garage** with asbestos roof. To the rear of the garage is mostly laid to lawn with flowers and shrubs, enclosed by mainly wire fencing.

**Front garden:** Pathway to front door with beds on either side.

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

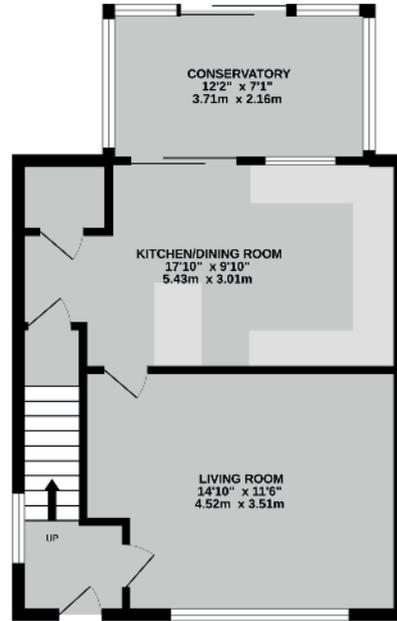
**Directions:** From Banbury Cross proceed west along West Bar, which leads into the Broughton Road. At the large roundabout take the third exit left into Woodgreen Avenue, first left into Bretch Hill. Continue along this road and Dover Avenue is a turning on the left hand side.



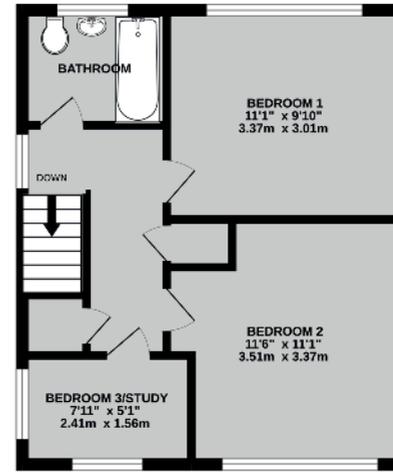




GROUND FLOOR  
468 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, 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 herein are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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