



31 Elmscote Road, Banbury, Oxon OX16 9EQ
'Offers over' £360,000

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





Extremely well presented two bedroom detached bungalow.

Entrance porch | Entrance hallway | Living room | Dining room | Study area | Kitchen | Garden room | Two bedrooms | Refitted bathroom | Beautifully maintained rear garden | Large shed | Driveway | No onward chain

Located in the much sought after Timms development on the south side of Banbury, is this extremely well presented two bedroom detached bungalow. The property benefits from four reception areas, as well as a kitchen, two bedrooms, and a refitted bathroom. The property also boasts a beautifully maintained rear garden and ample parking to the front of the property. This property is offered for sale with no onward chain.

Accommodation

Access via recently fitted composite front door to:

Entrance porch: UPVC double glazed windows to the front aspect. UPVC double glazed inner door leads to:

Inner hallway: UPVC double glazed window to side aspect. door to:

Living room: Spacious room with large UPVC double glazed window to the front aspect. Log burner with surround.

Study area: Storage cupboard which also houses fuse box. Access to the rest of the accommodation.

Kitchen: A range of modern base and eye level units with a laminate worktop, built-in sink unit, built-in oven, four ring hob with extractor hood above, space and plumbing for washing machine and large fridge freezer. Tiling to splashback areas. Sunken spotlights. Double doors lead to garden room. Separate opening leads to:

Dining room: (Formerly the garage). UPVC double glazed window to the front aspect. Wall mounted night storage heater. Ample space for dining table and chairs.

Garden room: Built of brick and UPVC construction, with roof lantern. Tiled flooring. UPVC double glazed windows overlook the rear garden. Door leads on to the rear patio.

Inner hallway: Airing cupboard housing hot water tank and doors to further accommodation.

Bedroom one: Generous double room with UPVC double glazed window overlooking the rear garden. Wall mounted night storage heater.

Bedroom two: UPVC double glazed window overlooking the rear garden. Wall mounted night storage heater.

Bathroom: Three piece white suite comprising low level WC, wash hand basin with built-in storage underneath. Double shower cubicle with bar shower over and separate rainfall shower head. Fully tiled walls and flooring. Wall mounted heated towel rail. UPVC double glazed obscured window to the rear aspect.

Outside

Front: Large block paved driveway for three to four vehicles, enclosed by low level wall and fencing.

Rear Garden: Block paved patio pathway which runs around the garden. The garden has been beautifully maintained by the current owners and there are two patio seating areas. Shingle borders and a laid to lawn area. Gated side access. Outside tap. Large shed measuring approximately 11ft x 10ft power is connected. The garden is enclosed by timber panel fencing on all sides.

Agents Note

There is gas connected to the property.

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

Directions: From Banbury Cross proceed south on the Oxford Road, taking the right turn into Grange Road, first left into Timms Road and first right into Elmscote Road.

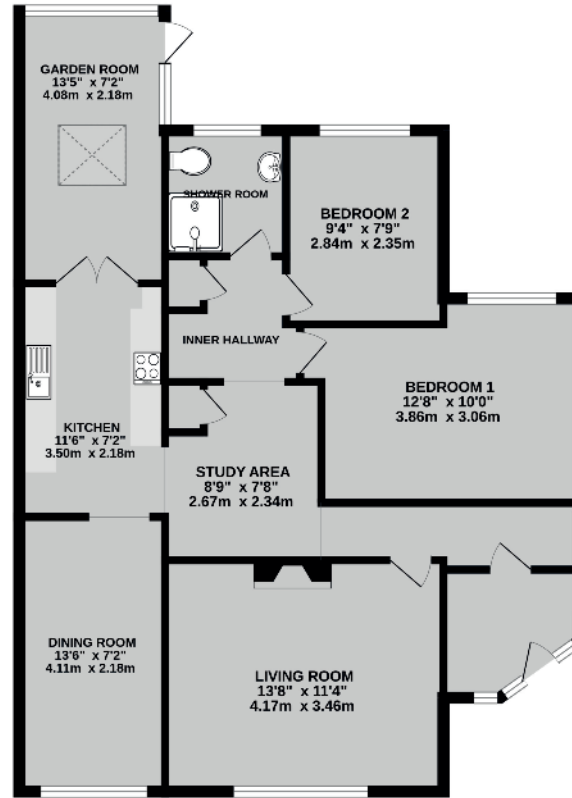






838 sq.ft. (77.9 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



TOTAL FLOOR AREA : 838 sq.ft. (77.9 sq.m.) approx.
*While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error.

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
 t: 01295 221100
 e: post@stanbra-powell.co.uk

Viewing: Through appointment with Stanbra Powell



stanbra-powell.co.uk

