



6 Beaconsfield Road, Banbury, Oxon OX16 9EH
£375,000 Freehold

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





Extremely well presented two bedroom semi-detached bungalow.

Entrance hallway | Living room | Kitchen | Dining room |
Garden room | Two double bedrooms | Shower room |
Pleasant rear garden | Driveway

Located on the much sought-after Timms Estates on the south side of Banbury, this extremely well presented two bedroom semi-detached bungalow benefits from new windows and doors throughout, a spacious living room, a refitted kitchen, dining room, garden room, two double bedrooms, and a refitted shower room, as well as a pleasant rear garden and driveway.

Accommodation

Covered porchway leads to front door. Access to the property via a composite door to entrance hallway.

Entrance hallway: Laminate wood flooring. Radiator. Access to loft, which is partly boarded and has useful storage cupboard.

Spacious living room: Laminate wood flooring. Large UPVC double glazed window to front aspect. Radiator.

Kitchen/dining room: Kitchen area has a range of refitted base and eye level units with laminate worktop and built-in sink unit. There is space for full height fridge/freezer. Space and plumbing for washing machine and dishwasher. Space for range cooker with fixed extractor hood above. Wall mounted Glowworm boiler. Tiling to splashback areas. UPVC double-glazed window to the side aspect. Laminate wood flooring runs throughout the dining area. Space enough for a good size table and chairs. Opening goes through into the garden room.

Garden room: Built of brick and UPVC construction with a solid roof. There are windows on all sides and double doors that lead out onto the garden. Laminate wood flooring. Radiator.

Bedroom two: Good sized double bedroom with UPVC double glazed window to front aspect. Radiator.

Bedroom one: Spacious double bedroom with UPVC double-glazed window to the rear aspect overlooking the garden. Radiator.

Shower room: Refitted by the current owners, three-piece white suite comprising low level WC, wash hand basin with built-in storage underneath and double shower cubicle with rainfall shower head and separate shower attachments. Fully tiled walls. Laminate tile-effect flooring. Radiator.

Agent's note

The windows and doors throughout the property have all been changed by the current owners in 2024, apart from the conservatory.

Outside

Front: Tarmac driveway for two to three vehicles. The rest is laid to shingle.

Rear garden: South-facing aspect, stepping out onto wrap-around patio area. The rest of the garden is mostly laid to lawn with flower and shrub borders. There is a hardstanding for two sheds, gated side access, outside tap. The garden itself is enclosed mostly by timber panel fencing.

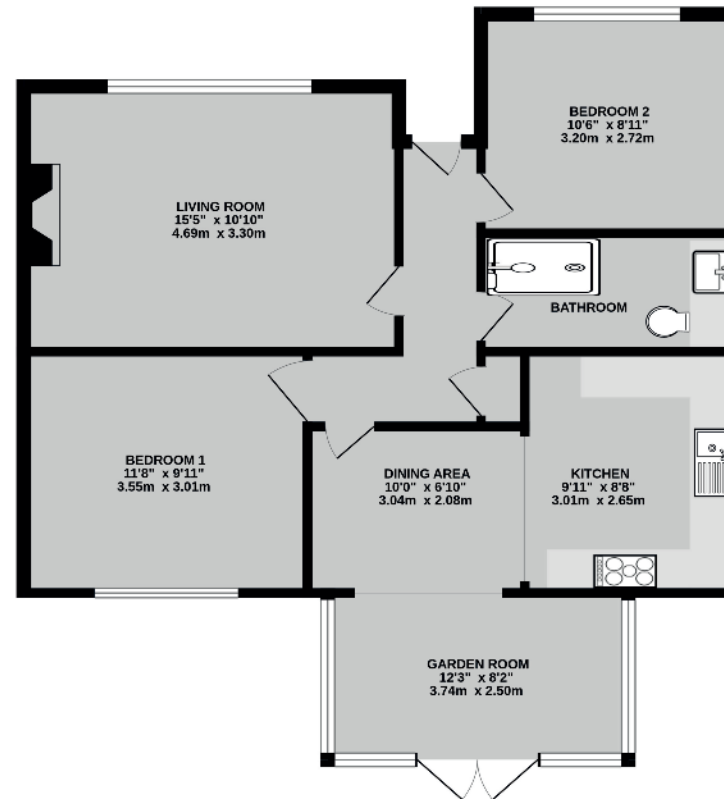
Services: All Council Tax Banding: C
Authority: Cherwell District Council
Directions: From Banbury Cross proceed south on the Oxford Road and upon passing the Horton General Hospital take the right turn into Grange Road; left turn into Timms Road and right into Elmscote Road. At the end of this road turn left into Beaconsfield Road.





706 sq.ft. (65.6 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 706 sq.ft. (65.6 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 errors, omissions or misstatements. 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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