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Publication name: ORCHARD CLOSE 17, Page: 1



17 Orchard Close, Banbury, Oxon OX16 0HW
£275,000 Freehold

Stanbra Powell
Estate Agents
Valuers
Property Lettings

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Three bedroom 1930's semi-detached home.

Entrance porch |Entrance hallway |Living room |Dining room | Kitchen | Utility room |Three bedrooms |Bathroom | 85 ft Rear garden | No onward chain

Located within easy walking distance of the town centre and many other amenities, including shops and schools, is this three bed 1930's semi-detached home. The property benefits from an 85 ft rear garden, two reception rooms, kitchen, three bedrooms, bathroom, and is offered for sale with no onward chain. Whilst the property has been well maintained by the current owner, it would now benefit from updating throughout.

Ground Floor

Entrance via UPVC double glazed door to **entrance porch,** tiled floor. Single glazed door leads to entrance hallway.

Entrance hallway: Stairs rising to first floor. Wall mounted radiator. Doors to ground floor accommodation.

Living room: Spacious living room with large UPVC double-glazed bay window to the front aspect. Wall mounted radiator. Original chimney breast.

Dining room: Spacious dining area with UPVC double glazed windows and a door opening up onto the rear garden. Wall mounted radiator. Fireplace with tiled surround.

Kitchen: Range of base and eye level units. Tiling to splashback areas. Plumbing and space for a washing machine. Built-in oven with a 2 ring induction hob. Built-in sink unit. UPVC double glazed window overlooks the rear garden. Wall mounted fuse box and fridge/freezer housed in the understairs cupboard. Terracotta tile flooring. Wall mounted radiator. UPVC double glazed door leads into utility area.

Utility room: Access front to back via UPVC double glazed doors. Structure is built of UPVC construction with a polycarbonate roof.

First Floor

Landing: Access to loft. Doors to all first floor accommodation. UPVC double glazed obscured window to the side aspect.

Bedroom one: Large double bedroom with UPVC double-glazed bay window to the front aspect. Wall mounted radiator.

Bedroom two: Large double bedroom with UPVC double-glazed window overlooking the rear garden. Wall mounted radiator.

Bedroom three: Single bedroom with UPVC double glazed window to the front aspect. Wall mounted radiator.

Bathroom: Three piece white suite comprising low level WC, wash hand basin and shower cubicle with electric shower over. Tiling to splashback areas. UPVC double glazed obscured window to the rear aspect. Wall mounted radiator. Cupboard housing combination boiler.

Outside

Front: Pathway leading to front door, flanked by flower and shrub borders. The rest of the front garden is mostly laid to lawn and enclosed by low level fencing, walling, and hedging. This space could be turned into parking, (subject to necessary planning permissions), as other residents have carried out in the street, this would provide parking for approximately two vehicles.

Rear garden: Measuring approximately 85 ft in length. Stepping out onto a concreted area. Pathway leading through to the top of the garden, with a flower and shrub border on one side and a large paved patio seating area. The remainder of the garden is mostly laid to lawn with mature flowers, shrubs, and fruit trees. At the very rear of the garden is hardstanding for a shed. The garden is enclosed by wire fence and close board fencing.

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

Directions: From Banbury Cross proceed west along West Bar and continue onto the Broughton Road. At the large roundabout take the third exit onto Woodgreen Avenue. Continue over the next roundabout leading onto Orchard Way and Orchard Close can be found on the left hand side.







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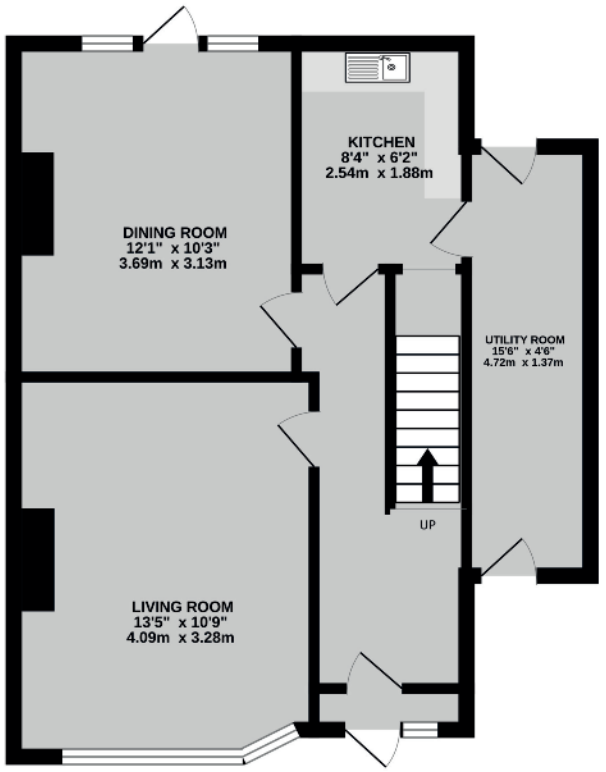




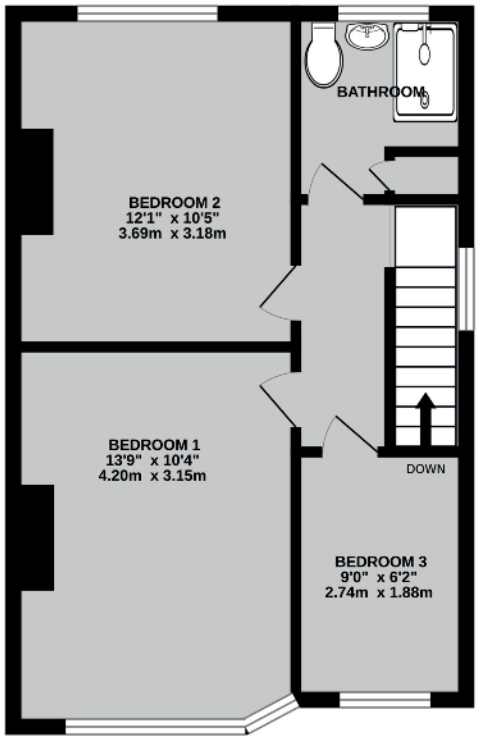


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GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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