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Publication name: BRETCH HILL 13, Page: 1



13 Bretch Hill, Banbury, Oxon OX16 0LF
£270,000 Freehold

Stanbra Powell
Estate Agents
Valuers
Property Lettings

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A three bedroom semi-detached home.

Entrance hall | Cloakroom |Living/dining room | Kitchen |Three double bedrooms |Bathroom | Good sized rear garden | Driveway | No onward chain

Located on the North side of Banbury, within easy walking distance of many amenities, is this three bedroom semi-detached home benefiting from a large rear garden, driveway, living/dining room, kitchen, three double bedrooms and bathroom. This property is offered for sale with no onward chain.

Ground Floor

Entrance via composite door to entrance hallway.

Entrance hallway: Stairs rising to first floor, doors to ground floor accommodation, wall-mounted fused box.

Kitchen: Range of modern base and eye-level units, with laminate worktop. Tiling to splashback areas, built-in sink unit as well as oven, four-ring hob and extractor. Space and plumbing for washing machine, slimline dishwasher and American-style fridge/freezer. Two double-glazed windows to the front aspect. Laminate wood flooring. Wall mounted radiator.

Useful understairs storage cupboard, currently housing dryer.

Cloakroom: Two piece white suite comprising low level WC and wash hand basin, wall-mounted Glowworm boiler, extractor fan, laminate flooring.

Living/dining room: Spacious room overlooking the rear garden. UPVC double glazed window. Door leading on to the rear decking area. Plenty of space for sofa suite and dining table and chairs. Feature fireplace, vertical wall mounted radiator. Door to the hallway.

First Floor

Landing: Access to all first-floor accommodation. Useful airing cupboard. UPVC double glazed window to the front aspect. Access to loft.

Bedroom one: Large double bedroom with double glazed window overlooking the rear garden, wardrobe area, laminate wood flooring, and wall-mounted radiator.

Bedroom two: Double bedroom with double glazed window to the front aspect, laminate wood flooring, and wall mounted radiator.

Bathroom: Three piece white suite comprising low-level WC, wash hand basin with built-in storage beneath, double shower cubicle with a rainfall shower head over and separate shower attachment, and tile splashback areas, with wall mounted heated towel rail and double glazed obscured window to the front aspect.

Bedroom three: Smaller double room with double-glazed window overlooking the rear garden, laminate wood flooring, wall mounted radiator, and useful storage cupboard.

Outside

Front: Mostly laid to shingle, with the rest being laid to concrete. Parking for approximately four vehicles, partially enclosed by brick walling.

Rear garden: Stepping out onto large decking area. The rest of the garden is mostly laid to lawn with raised border on one side. There is hardstanding for additional parking if required. The garden itself is enclosed by timber panel fencing and has a south facing aspect.

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.







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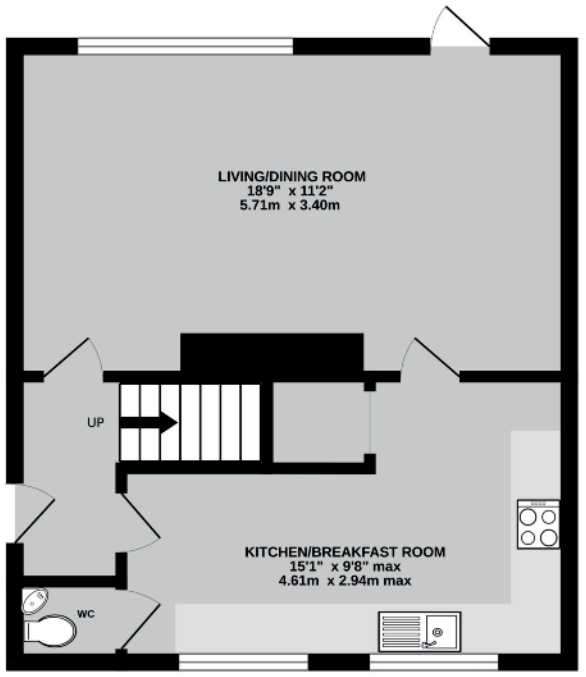




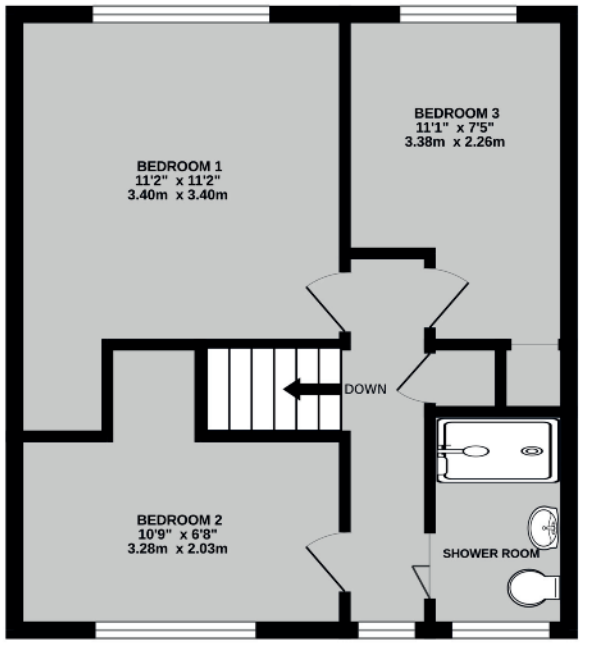


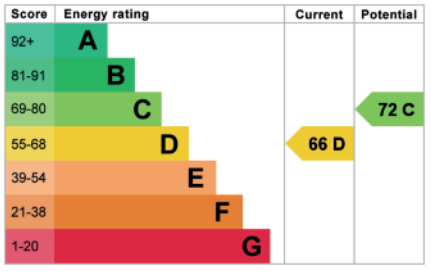
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GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.





TOTAL FLOOR AREA : 771 sq.ft. (71.7 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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