



371 Bretch Hill, Banbury, Oxon OX16 0JB
£259,950

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings





Spacious three bedroom semi detached family home

Entrance porch | Entrance hallway | Kitchen/dining room | Dual aspect living room | Three bedrooms | Shower room | Pleasant rear garden | Driveway | Gas central heating | Double glazing | End of chain

Located on the north side of Banbury is this spacious three bedroom semi detached home benefiting from large frontage and driveway, kitchen/dining room, dual aspect living room, three good size bedrooms and shower room, as well as a pleasant rear garden. The property is within walking distance of many amenities including shops, schools and bus stop. No onward chain.

Ground Floor

UPVC double glazed door.

Entrance porch built of UPVC construction with flat roof. Tiled flooring. Door to entrance hallway.

Entrance hallway: Stairs rising to first floor. Radiator. Doors to ground floor accommodation.

Dual aspect living room: UPVC double glazed window to front aspect and rear overlooking the garden. Radiator. Gas fire with brick surround. Recently laid carpet. Feature panelling.

Kitchen/dining room: UPVC double glazed window to front aspect. Range of base and eye level units with work top over. Built-in appliances include stainless steel sink unit, fridge, freezer, oven with 4 ring gas hob and extractor hood. Tile splashbacks. Tiled flooring throughout the room. Radiator. Dining room has UPVC double glazed window overlooking rear garden. Good size storage cupboard housing boiler. UPVC double glazed door leading to side passageway.

First Floor

Landing: UPVC double glazed window overlooking rear garden. Doors to all first floor accommodation.

Bedroom one: Good size double bedroom with UPVC double glazed window to front aspect. Built-in cupboard over the stairwell. Built-in triple wardrobe with sliding mirrored doors. Radiator.

Bedroom two: Double bedroom with UPVC double glazed window to front aspect. Radiator. Built-in cupboard with shelving over stairwell. Built-in double wardrobe with sliding mirrored door. Access to loft.

Bedroom three: Good size single room with UPVC double glazed window overlooking rear garden. Radiator.

Shower room: Three piece white suite comprising of low level WC, wash handbasin and wet room shower with electric shower over. Tiling to splashback areas. Non-slip floor. Radiator. Two UPVC double glazed obscured windows to side aspect.

Outside

Front: Block paved driveway for approximately two/three vehicles. The rest is laid to lawn which could be altered to provide an additional parking. The driveway is enclosed by low level brick wall and hedging.

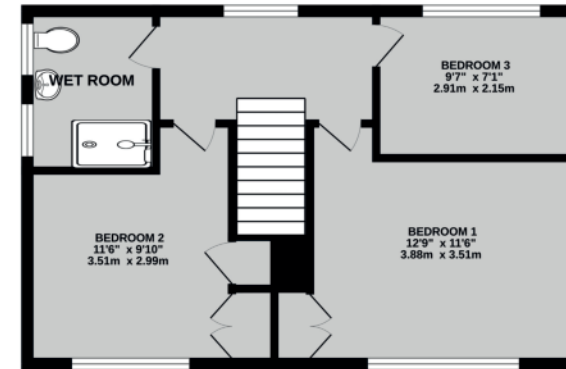
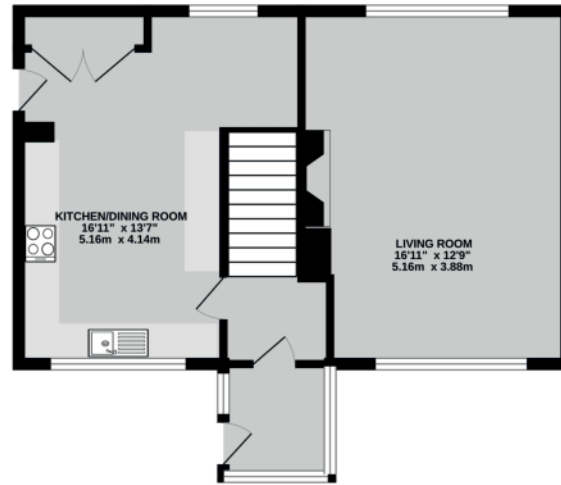
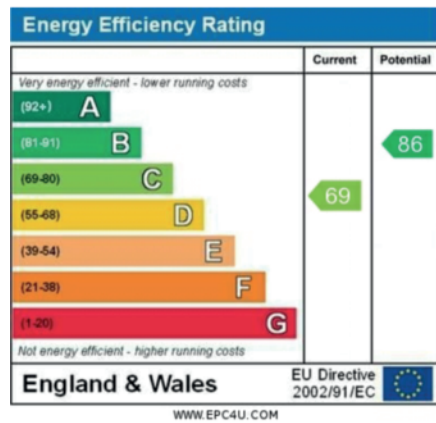
Rear garden: Patio area, the rest of the garden is laid to slate with various pots and flower beds. Outside tap. Gated side access. Hardstanding for shed. The garden is enclosed by recently replaced timber panel fencing.

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

Directions: From Banbury Cross proceed west along West Bar and into the Broughton Road. At the first roundabout turn right into Woodgreen Avenue, first left into Bretch Hill.







TOTAL FLOOR AREA : 918 sq.ft. (85.3 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.

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

