



289 Bretch Hill, Banbury, Oxon OX16 0JN  
£249,950

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





*A well-proportioned three bedroom semi-detached home.*

**Entrance hallway | Kitchen/breakfast room | Living room  
| Utility room | Rear lobby | Three good size bedrooms  
| Bathroom | Separate WC | Front, side and rear garden |  
Double glazing | Gas central heating | No onward chain**

Located on the north side of Banbury is this three bedroom semi-detached home presented in good order throughout however the property would benefit from updating. The property benefits from three good size bedrooms, good size living room, kitchen/breakfast room which could be enlarged. The property is offered for sale with no onward chain.

**Ground Floor**

Entrance via UPVC double glazed door to entrance hall.

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

**Living room:** Dual aspect room with windows to front and side aspects. Radiator. Gas fire.

**Kitchen/breakfast room:** Range of base and eye level units. Laminate worktop. Space and plumbing for washing machine. Space for cooker. Built-in sink unit. Tiling to splashback areas. Cupboard housing Potterton boiler. Space for table and chairs. Window to front aspect. Radiator.

Door to **rear lobby**. Door leading to garden. Good size storage cupboard. Door to utility room.

**Utility room:** Window to rear aspect.

**First Floor**

**Landing:** Window to rear aspect. Radiator.

**Bedroom one:** Good size double bedroom with window to front aspect. Built-in wardrobe. Radiator.

**Bedroom two:** Good size double bedroom with window to front aspect. Radiator. Built-in cupboards. Access to loft.

**Bedroom three:** Good size single bedroom with window to side aspect. Radiator.

**Bathroom:** Two piece white suite comprising of bath and wash handbasin. Tiling to splashback areas. Radiator. Window to side aspect.

**WC:** Low level WC. Radiator. Window to side aspect.

**Outside**

**Front:** Gated access with pathway leading to front door. The rest is mostly laid to lawn with low level fencing.

**Side garden** which is mostly laid to lawn which could potentially be used as a further garden area or possibly made into a parking area (subject to necessary planning permission).

**Rear garden:** Gated side access. Courtyard garden mostly laid to patio. Enclosed by timber panel fencing.

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

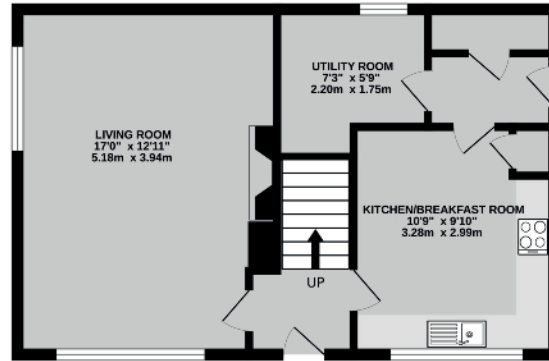
**Directions:** From Banbury Cross proceed west along West Bar, which leads into the Broughton Road. At the large roundabout take the third exit left into Woodgreen Avenue, first left into Bretch Hill.



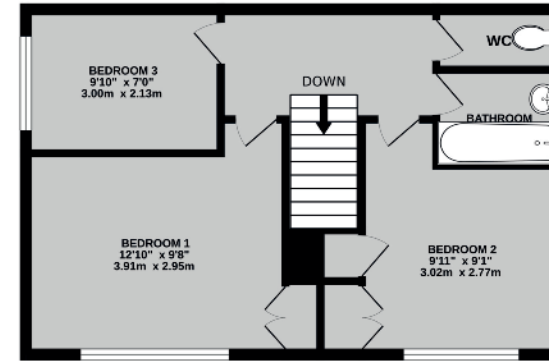




GROUND FLOOR  
 437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR  
 441 sq.ft. (40.9 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	70	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

TOTAL FLOOR AREA : 878 sq.ft. (81.5 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.

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