



3 Larksfield Road, Banbury, Oxon OX16 9EG  
£315,000

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







*A semi-detached bungalow providing well balanced size accommodation throughout, complemented by a generous size rear garden and ample off road parking.*

**Entrance hall | Living/diner | Kitchen | Two double bedrooms | Bathroom | Garden to rear | Block paved driveway providing off road parking for several vehicles**

Located on this sought after development, a well presented two bedroom semi-detached bungalow within close proximity of many amenities. The bungalow is offered with no onward chain.

#### Accommodation

Front door.

**Spacious entrance hall:** Part tiled flooring. Part engineered oak flooring.

**Living room:** Engineered oak flooring. Window to front aspect.

**Kitchen:** Stainless steel inset sink unit and drainer. Range of ivory fronted wall and base units. Complementary tiling to splashback areas. Integrated 5 ring gas hob with electric oven under, extractor fan over. Free space and plumbing for washing machine. Space for fridge/freezer. Newly installed (September 2024) Glow worm gas boiler for domestic hot water and central heating. Double glazed window to rear aspect. Laminate flooring.

**Bedroom one:** Double bedroom overlooking garden. Laminate flooring.

**Bedroom two:** Double bedroom to front aspect. Engineered oak flooring.

**Bathroom:** Modern bathroom suite. Panelled bath with shower unit over. Pedestal handbasin. Low level WC. All walls are fully tiled. Tiled flooring. Heated towel rail. Recessed spotlights.

#### Outside

**Rear garden:** Predominately laid to lawn. Large patio area. Enclosed by close board and fencing. Hardstanding for shed. Access front to back via pathway and wooden gate.

**Front:** Block paved driveway providing off road parking for several vehicles.

#### Agents Note

All internal doors are oak.  
UPVC double glazing.  
Gas radiator heating with radiators in all rooms.



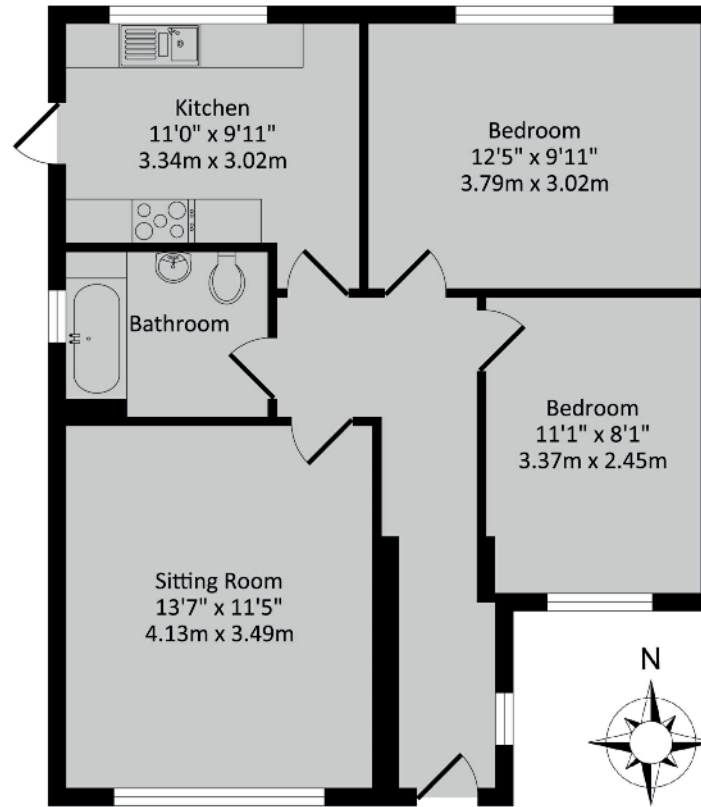
Services: All Council Tax Banding: C  
Authority: Cherwell District Council

Directions: From Banbury cross proceed south on the Oxford Road and passing by the Horton Hospital take the 3rd turn right into Grange Road, 1st left into Timms Road, 1st right into Elmscote Road, 1st left into Larksfield Road.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

TOTAL APPROX. FLOOR AREA 622 sq.ft. (57.80 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

**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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