



15 Hamilton Close, Banbury, Oxon OX16 3ND
£289,950

**Stanbra
Powell**

Estate Agents
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Property Lettings





Modern three bedroom home

Entrance porch | Living room | Kitchen/dining room | Three bedrooms | Bathroom | Driveway | Garden to rear | Garage

Located within walking distance of the town centre and railway station, a well presented three bedroom property benefiting from a pleasant rear garden and a garage.

Ground Floor

Entrance via double glazed wooden door to entrance porch. Single panel radiator. Door to;

Living room: Double panel radiator. UPVC double glazed bay window to front aspect. Stairs rising to first floor.

Kitchen/dining room: Comprising of a range of base and eye level units. Roll top worktops. Space for washing machine. Space for fridge. Built-in oven with four ring gas hob above and extractor. Tile splashbacks. Built-in sink unit. Single panel radiator. UPVC double glazed window to rear aspect. Double glazed wooden door to rear aspect.

First Floor

Landing: Loft hatch. Doors to all first floor accommodation. Single panel radiator. UPVC double glazed window to front aspect.

Bedroom one: UPVC double glazed window to rear aspect. Single panel radiator. Built-in wardrobes.

Bedroom two: UPVC double glazed window to front aspect. Single panel radiator.

Bedroom three: UPVC double glazed window to rear aspect. Single panel radiator.

Bathroom: Three piece suite comprising of low level WC, wash hand basin, panel bath with shower attachment over. Tiled splashbacks. UPVC double glazed window to front aspect. Single panel radiator.

Outside

Front: Driveway. Shingled area. Steps to front door.

Rear Garden: Paved patio area, the rest is laid to lawn with some flower and shrub borders. Enclosed by timber panel fencing. Door into;

Garage: Metal up and over door. Wall mounted boiler in the garage.

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

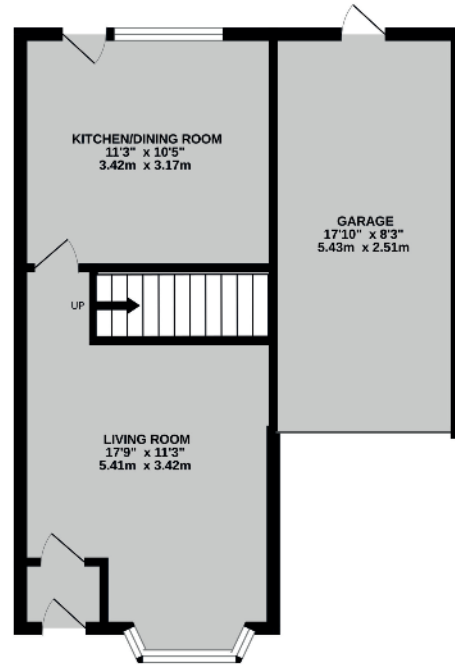
Directions: From Banbury Cross proceed east through the High Street and into George Street, turning left at the traffic lights and into Lower Cherwell Street. Turn right over the railway bridge, first left into Middleton Meadows and Hamilton Close is a cul-de-sac at the end of the development on the left hand side.



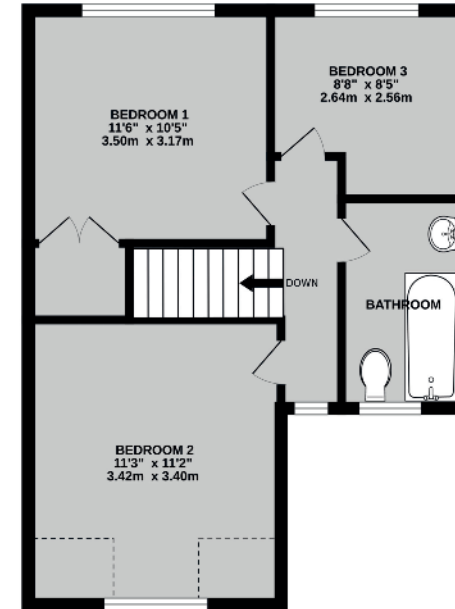




GROUND FLOOR
 449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
 443 sq.ft. (41.1 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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 FLOOR AREA: 892 sq.ft. (82.8 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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