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Publication name: ASHLADE 12, MIDDLETON CHENEY, Page: 1

12 Ashlade, Middleton Cheney, Banbury, Oxon OX17 2PU
£279,950

Stanbra Powell
Estate Agents
Valuers
Property Lettings

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Detached house providing well proportioned accommodation throughout offered with no onward chain

Entrance hall| Living room| Kitchen/diner| Conservatory| Three first floor bedrooms | Bathroom| Garage| Driveway| Gardens to front and rear | Gas central heating

Offered in good decorative order throughout and enjoying a small cul-de-sac position within this sought after South Northants village, a three bedroom detached house benefiting from private enclosed rear garden.

Ground Floor

Front door.
Entrance hall: Stairs rising to first floor. Laminate flooring. Fully glazed door giving access to living room.

Living room: Double glazed window to front aspect. Laminate flooring. Fully glazed doors giving access to kitchen/diner.

Kitchen area: Comprising of stainless steel bowl and a half inset sink unit and drainer. Comprehensive range of wall and base units. Tiling to splashback areas. Free space and plumbing for washing machine. Space for cooker. Wall mounted Halstead gas combination boiler for domestic hot water and central heating. Useful understairs storage cupboard. Double glazed window overlooking garden.
Dining area has laminate flooring. Door to conservatory.

Conservatory: UPVC windows overlooking garden. Casement doors giving access to garden. Polycarbonate roof.

First Floor

Landing: Access to loft. Airing cupboard. Window to side aspect.

Two double bedrooms.

Bedroom three is a single bedroom to front aspect.

Bathroom: Modern white suite comprising of panelled bath with mixer tap shower. Pedestal hand basin. Low level WC. Tiling to splashback areas. Heated towel rail. Vinolay flooring.

Agents Note

All windows are double glazed with exception of doors giving access to conservatory.

Outside

Rear garden: West facing garden. Laid to lawn. Patio areas. Raised flower beds. Hardstanding to rear. Fencing to boundaries giving a good degree of privacy.

Front: Open plan, laid to lawn. **Driveway** to side providing off road parking for several vehicles leading to single garage.

Garage: Metal up and over door. Personal door to side giving access to garden. Staggered steps to front door. Outside lights.

Middleton Cheney

Middleton Cheney lies approximately three miles east of Banbury and 2 miles east of Junction 11 of the M40. There are railway stations with lines to Kings Sutton and the larger station on the Eastern outskirts of Banbury. Within the village amenities include primary and secondary schooling, nursery and pre-school, library, mini-supermarket, chemist, post office and shops. There is a bus service, church and public house.

Services: All
Council Tax Banding: C
Authority: South Northants Council

Directions: From Banbury Cross proceed to Junction 11 (M40) motorway; continue over the roundabout onto the A422 Northampton Road. At the roundabout take the right turn signposted Brackley. Then take the left turn into Main Road, Middleton Cheney, and first left turn into Washle Drive, first left again into Ashlade.

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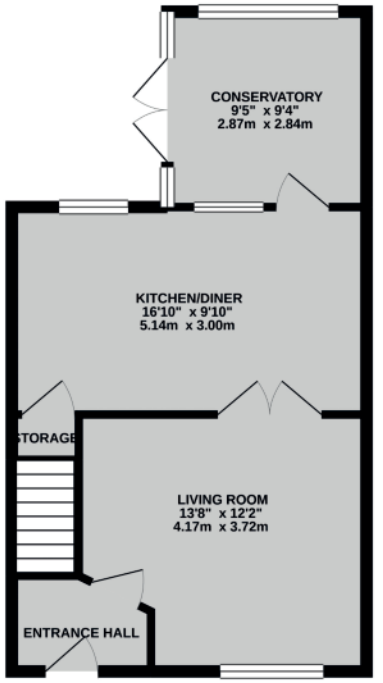
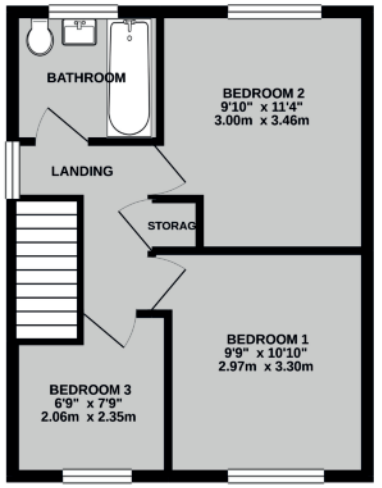
GROUND FLOOR
459 sq. ft. (42.7 sq. m.) approx.



1ST FLOOR
372 sq. ft. (34.5 sq. m.) approx.



TOTAL FLOOR AREA : 831 sq. ft. (77.2 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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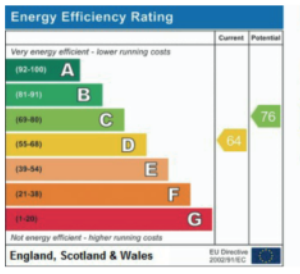

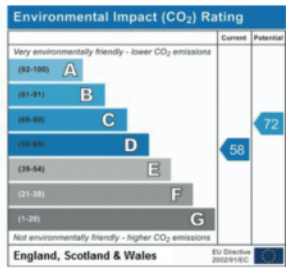

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every 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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