



42 Richmond Street, Kings Sutton, Banbury, Oxon OX17 3RT
£279,950

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings





Charming extended three bedroom cottage located in the heart of the popular village of Kings Sutton.

Entrance hall | Living room | Dining room |
Kitchen/breakfast room | Cloakroom | Lean-to
conservatory | Three bedrooms | Family bathroom |
170 ft Rear garden | Double garage | Double glazing | Gas
central heating | No onward chain

Located in the heart of Kings Sutton is this extended end of terrace cottage forming part of a row of cottages which were built in 1903. The property benefits from a 170 ft rear garden, good size living space and double garage. The property offers generous accommodation having been extended at the rear. Whilst the property has been well maintained it would now benefit from updating throughout. Offered with no onward chain.

Ground Floor

Entrance via UPVC double glazed door to;

Entrance hallway: Parquet flooring. Single panel radiator. Wall mounted modern trip switch fuse box. Stairs rising to first floor.

Living room: UPVC double glazed window to front aspect. Gas fire with tiled surround. Understairs storage cupboard. Door through to;

Dining room: Gas fire. UPVC double glazed windows to rear and side aspects. Double panel radiator. Door through to;

Kitchen/Breakfast room: Range of units. Work surface. Built-in sink unit. Space for washing machine. Space for cooker. Space for under counter fridge. Two double panel radiators and one single panel radiator. UPVC double glazed window to side aspect. Window into lean-to conservatory and sliding double glazed doors.

Lobby area with UPVC double glazed door to side aspect.

Cloakroom: UPVC double glazed frosted window to side aspect. High level WC.

Lean-to: Off the kitchen. Glass and metal construction. Windows on all sides. Sliding door leading to the parking area.

First Floor

Landing: Access to loft. Doors to all first floor accommodation.

Bedroom one: Located in the extension. This large double bedroom has UPVC double glazed window overlooking the rear garden. UPVC double glazed window to side aspect. Two storage cupboards. Two single panel radiators.

Bedroom two: Good size double room with UPVC double glazed window to front aspect. Double panel radiator.

Storage room off the bedroom ideal for hanging with UPVC double glazed window to front aspect.

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

Bathroom: Three piece coloured suite comprising of low level WC, wash hand basin and panelled bath with shower attachment over. Tiled walls. UPVC double glazed frosted window to side aspect. Cupboard housing Worcester combi boiler.

Outside

Front: Access to double garage (right of access to the garage by way of licence). Gated access to front door. Enclosed by low level wall.

From the lean-to access to **parking area** providing parking for approximately two/three vehicles.

Breeze block built **double garage** with two separate accesses and dividing wall. Power and light connected. Inspection pit. Double doors with single glazed windows. Door at the rear leading to garden. The garage measures 19'6 wide x 21 ft depth.

Rear garden: South facing measuring approximately 170 ft in length from the back of the double garage. The garden is mostly laid to lawn with mature flower and shrub borders. Pathway leading to top of the garden. The garden is enclosed by breeze block wall and is separated into two sections by an archway. Fruit trees including, pear, apple and two plum trees.

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

Directions: From Banbury Cross proceed south on the Oxford Road and after approximately two miles turn left signposted Kings Sutton. Continue to Kings Sutton and upon reaching the village, proceed along Banbury Lane taking a sharp left turn into Bulls Lane and left again into Richmond Street.





GROUND FLOOR 631.11 sq. ft.
 (58.63 sq. m.)



1ST FLOOR 569.46 sq. ft.
 (52.90 sq. m.)



TOTAL FLOOR AREA: 1200.57 sq. ft. (111.54 sq. m.) approx.

Our property agent has been made aware of the fact that the measurements in this plan are approximate and should not be relied upon for any legal or contractual purpose. The agent is not responsible for any errors or omissions in the plan and does not warrant the accuracy of the measurements. The agent is not responsible for any errors or omissions in the plan and does not warrant the accuracy of the measurements. The agent is not responsible for any errors or omissions in the plan and does not warrant the accuracy of the measurements.

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 herein are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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