



7 Tennyson Close, Banbury, Oxon OX16 9JZ
£399,950

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





Three bedroom detached property occupying a corner plot position in a desirable area of Banbury.

Entrance porch | Cloakroom | Living room | Dining room | Kitchen | Utility room | Conservatory | Garage | Three bedrooms | Family bathroom | Generous corner plot | Driveway | Integral garage | Potential to extend | Gas central heating | Double glazing

Located on the popular Poets Corner development on the south side of Banbury is this three bedroom detached family home. The property has great potential to extend and enlarge the accommodation subject to the necessary planning permission as it occupies a large corner plot position. The property benefits from driveway for approximately four vehicles, garage, cloakroom, two reception rooms as well as an extremely well maintained rear garden.

Ground Floor

Access via UPVC double glazed door to;

Entrance porch: UPVC double glazed windows to front aspect. Single glazed wooden door to;

Living room: Large UPVC double glazed window. Two radiators. Stairs rising to first floor. Single glazed door through to;

Dining room: Radiator. Double sliding aluminium doors to conservatory.

Conservatory: Built of wooden construction with low level brick wall and polycarbonate roof. Double doors opening onto garden. Windows on all sides giving a full view of the garden.

Kitchen: Range of base units with laminate worktop. Built-in sink unit. Built-in oven with four ring electric hob over. Tiled flooring. Tiled splashbacks. Pantry cupboard. Space for a small table. Radiator. UPVC double glazed window overlooking rear garden. Door to;

Utility room: Laminate worktop with space and plumbing for washing machine, dryer and space for under counter fridge. Built-in sink unit. Tile splashbacks. Aluminium double glazed window overlooking rear garden. Double glazed aluminium door giving side access to the property. Radiator. Tiled flooring.

Cloakroom: Low level WC. Aluminium double glazed obscured window to side aspect. Door leading to intergral garage.

Integral garage: Metal up and over door. Power and light connected. Large single glazed aluminium window to side aspect. Wall mounted original fuse box.

First Floor

Landing: Double glazed aluminium window to side aspect. Doors to all first floor accommodation. Airing cupboard housing Worcester combi boiler installed approximately four years ago.

Master bedroom: Good size double bedroom with UPVC double glazed window to front aspect. Radiator. Built-in wardrobes.

Bedroom two: Good size double bedroom with aluminium double glazed window overlooking rear garden. Built-in wardrobes. Loft access.

Bedroom three: Single bedroom with UPVC double glazed window to front aspect.

Family bathroom: Three piece white suite comprising of low level WC, wash handbasin and wet room shower. Double glazed obscured aluminium window to rear aspect. Fully tiled walls. Radiator.

Outside

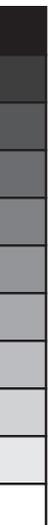
Front: Driveway for approximately four vehicles. The rest is mostly laid to lawn with shingle area. Pathway leading to front door.

Rear garden: West facing. Paved patio area the rest is mostly laid to lawn with mature flower and shrub borders. To the right hand side of the property is a paved patio area with shed. To the left of the property is a large patio area with good size storage cupboard. Gated side access. The garden is enclosed by mostly timber panel fencing.

Energy efficiency rating: D

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

Directions: From Banbury Cross proceed south west on the A361 Chipping Norton road and after approximately three quarters of a mile, take the right turn into Browning Road and Tennyson Close is on the left.

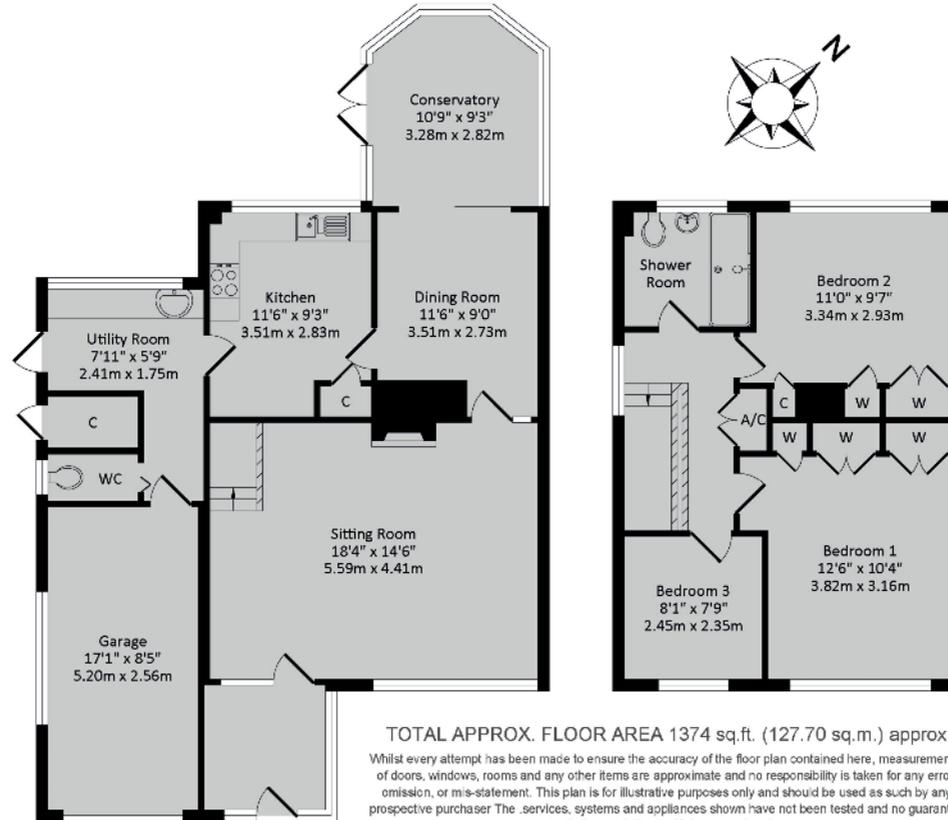






Ground Floor
892 sq.ft. (82.90 sq.m.) approx.

1st Floor
482 sq.ft. (44.80 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1374 sq.ft. (127.70 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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