



75 St Annes Road, Banbury, Oxon OX16 9DY
£325,000

**Stanbra
Powell** | Estate Agents
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Property Lettings





Two bedroom semi-detached bungalow in excellent condition.

Entrance porch | Entrance hallway | Living room | Re-fitted kitchen | Garden room | Two double bedrooms | Re-fitted shower room | Landscaped rear garden | Driveway | Workshop | Gas central heating | Double glazing | No onward chain

Located in the much sought after Timm's development on the south of Banbury is this two bedroom semi-detached bungalow. The property benefits from a re-fitted kitchen and shower room, two double bedrooms, living room, garden room and parking. The garden has been landscaped by the current owner measuring 80 ft. Offered with no onward chain.

Accommodation

Entrance via sliding door to **entrance porch** with tiled flooring. UPVC double glazed door to;

Entrance hallway: Engineered wood flooring. Radiator. Access to loft via pull down ladder. Loft has a light and is partially boarded. Airing cupboard with radiator and Vaillant combi boiler installed in 2019.

Living room: Good size room with engineered wood flooring. Radiator. UPVC double glazed bay window to front aspect. Decorative fireplace.

Kitchen: Re-fitted in 2014. Range of modern base and eye level units with laminate granite effect top. Built-in Zanuzzi oven with four ring gas hob, extractor hood above. Sink unit with Swan neck tap. Under counter built-in fridge, dryer and washing machine. Tile splashbacks. Tiled flooring. UPVC double glazed window to side aspect. Radiator. Opening into;

Garden room: Built of UPVC construction in 2019 with double glazed windows on all sides. Solid roof. Ideal area for dining with a pleasant outlook over the rear garden. Vertical radiator. UPVC double glazed double doors opening onto rear garden. Double glazed single door onto driveway.

Bedroom one: Double bedroom with built-in wardrobes. Radiator. Engineered wood flooring. UPVC double glazed window to front aspect.

Bedroom two: Double bedroom with engineered wood flooring. Radiator. UPVC double glazed window and double doors opening onto rear patio.

Shower room: Three piece re-fitted white suite comprising of low level WC, wash handbasin with built-in storage below, and corner shower. Fully tiled walls. Heated towel rail. Tiled flooring. UPVC double glazed obscured window to rear aspect.

Agents Note:

Roof was re-felted and re-battened in 2014.

Outside

Front: Driveway for two/three cars (could be extended). The rest of the frontage is mostly laid to shingle with various flower and shrubs.

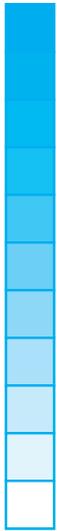
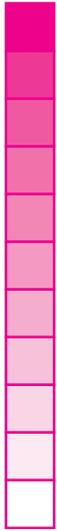
Rear garden: Landscaped by the owner in 2020. Measuring approximately 80 ft in length. Large paved patio area. The rest of the garden is mostly laid to lawn with pathway front to back. Various mature flower and shrub borders with gravel beds. Raised planters to the rear. Shed. The garden is enclosed by timber panel fencing. Access to the rear of the garage.

Workshop: Rear of the garage currently used as a workshop with double glazed window to rear aspect. Front of the garage currently used as a hobby room, power and light connected. UPVC double glazed double doors opening onto driveway.

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

Directions: From Banbury Cross proceed south on the Oxford Road for approximately one mile. Continue to Sainsbury's Superstore, cross over the traffic lights and turn immediately right into Grange Road. Continue to the end of Grange Road and take the first left into Timms Road. Turn first left into St Annes Road.

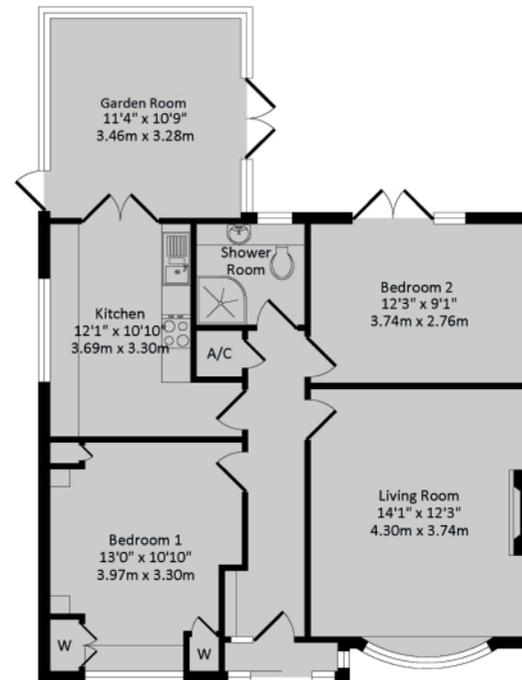
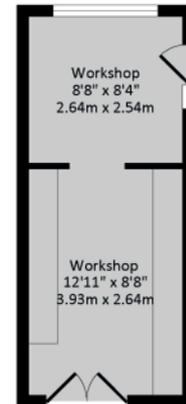




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		60	77
EU Directive 2002/91/EC			
WWW.EPC4U.COM			

Garage
186 sq.ft. (17.30 sq.m.) approx.

Ground Floor
798 sq.ft. (74.10 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 984 sq.ft. (91.40 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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