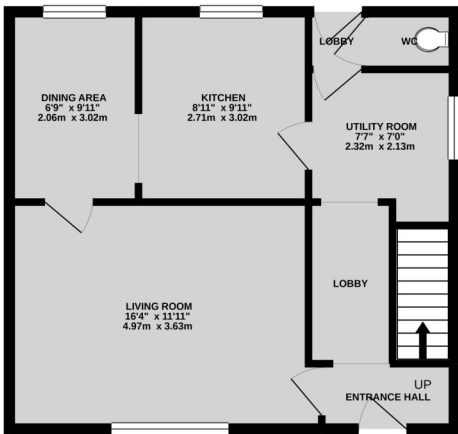
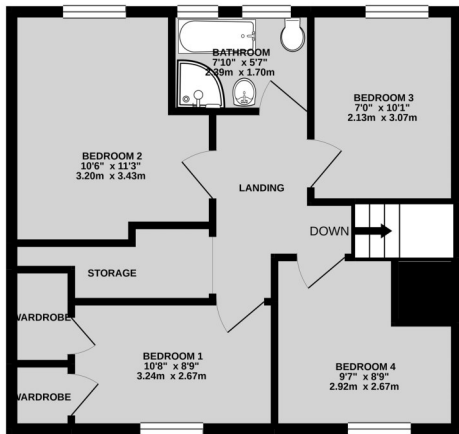




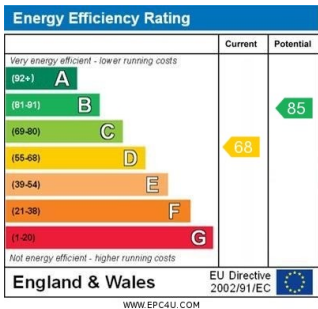
GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.0 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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**VIEWING:** THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

**SERVICES:** All

**CURRENT COUNCIL TAX BANDING:** To be confirmed

**LOCAL AUTHORITY:** Cherwell District

**Council**

**DIRECTIONS:**

From Banbury Cross proceed west along West Bar and into the Broughton Road. Take the first right turn into Bath Road and first left into Park Road and left again into Gillett Road turn left and then 2nd left into Deacon Way.

**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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# Stanbra Powell

Estate Agents  
Valuers  
Property Lettings

32 Deacon Way  
Banbury  
Oxon  
OX16 0DU  
**£245,000**





## DESCRIPTION:

### Ground Floor:

Canopy porch.

Front door.

Entrance hall: Stairs rising off to first floor. Walkway through to inner lobby. Walkway through to living room.

Living room: Laminate flooring. Double glazed window to front aspect. Door through to;

Dining room: Tiled flooring. Window overlooking garden. Walkway through to;

Kitchen: Tiled flooring. Bowl and a half inset sink unit and drainer. Range of wall and base units. Space for cooker. Space and plumbing for washing machine. Door to utility, also access via the hallway.

Utility: Stainless steel sink unit and drainer. Range of wall and base units. Free space and plumbing for washing machine. Tiled flooring. Door through to rear lobby, with door giving access to rear garden.

Ground floor WC. Wall mounted gas boiler for domestic hot water and central heating.

### First Floor:

Landing: Spacious landing. Access to loft which is fully boarded and plastered. Velux window to rear. Potential to convert into a further bedroom (subject to planning permissions).

Bedroom one, double bedroom to front aspect with fitted wardrobes.

Bedroom two, double bedroom to rear aspect.

Bedroom three, generous single bedroom to rear aspect.

Bedroom four, single bedroom to front aspect.

Bathroom: White suite comprising of panelled bath, fully tiled separate shower cubicle, pedestal handbasin and low level WC. All walls are fully tiled.

### Outside:

Rear garden: Measuring approximately 50ft in length. Access front to back via pathway.

Front: Block paved driveway giving off road parking for several vehicles.



*Spacious semi-detached house located within walking distance of many amenities, offered with no onward chain.*

**Entrance hall | Inner lobby | Living room | Dining area | Kitchen | Utility | Cloakroom | Four first floor bedrooms | Bathroom | Garden to rear | Driveway to front | Gas radiator heating**

Providing generous size accommodation throughout a four bedroom semi-detached house within walking distance of the town centre and further amenities. The property benefits from off road parking and gas central heating but would now benefit from further updating.