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Publication name: ROSEDALE AVENUE 35, Page: 1



35 Rosedale Avenue, Banbury, Oxon OX16 1FJ
£220,000 Freehold

Stanbra Powell
Estate Agents
Valuers
Property Lettings

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End terraced house enjoying cul-de-sac location, offered with no onward chain.

Entrance hall | Kitchen | Living/dining room | Two double bedrooms | Bathroom | Gas central heating | UPVC double glazing | Gardens to front and rear | Garage in nearby block |Dedicated off street parking bay

Providing well-balanced accommodation throughout a two double bedroom end terraced house located on the northern side of Banbury within close proximity of many amenities. The property benefits from garage in nearby block.

Ground Floor

Front door.

Entrance hall: Stairs rising to first floor. Useful understairs storage. Door to kitchen.

Kitchen: Range of wall and base units. Inset sink unit and drainer. Free space and plumbing for washing machine. Space for fridge/freezer. Integrated 4 ring gas hob with electric oven under, extractor over.

Living/dining room: Window overlooking garden. Door giving access to garden. Serving hatch from kitchen.

First Floor

Landing: Access to loft.

Bedroom one: Double bedroom to rear aspect with fitted wardrobes.

Bedroom two: Double bedroom to front aspect. Airing cupboard housing hot water tank and immersion heater.

Bathroom: Coloured suite comprising of panelled bath with mixer tap shower, pedestal handbasin and low level WC. Tiling to splashback areas. Shaver socket. Window to side.

Outside

Rear garden: Predominantly laid to lawn, enclosed by close board fencing. Patio area. The garden measures approximately 30 ft in length. Access front to back via pathway and gate.

Front: Staggered pathway to front door. Areas laid to lawn. Cupboard housing Potterton gas boiler for domestic hot water and central heating. Storage.

Single garage in nearby block.

Dedicated off street parking bay.

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

Directions: From Banbury Cross proceed north to the traffic lights, taking the left turn into the B4100 Warwick Road. Continue to the large roundabout (approx. one mile) and turn right into Highlands. Continue for approximately a quarter of a mile and Rosedale Avenue can be found on the left.







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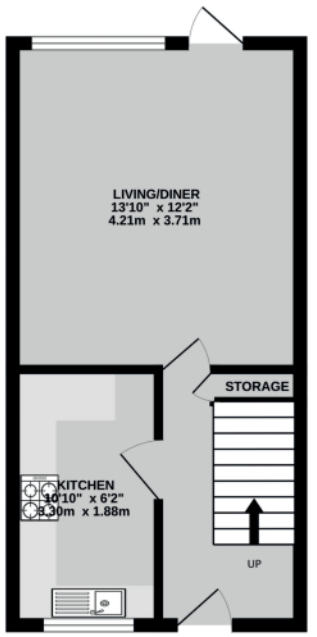




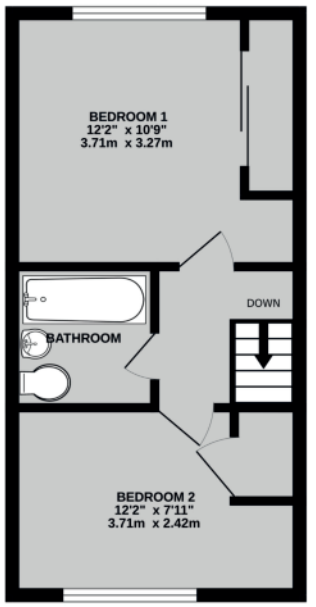


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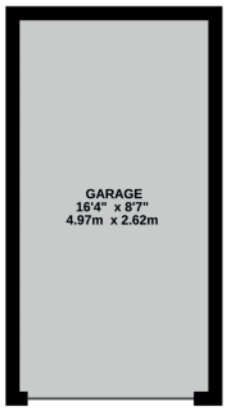
GROUND FLOOR
300 sq.ft. (27.9 sq.m.) approx.

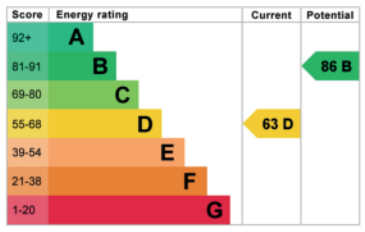


1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



GARAGE
140 sq.ft. (13.0 sq.m.) approx.





TOTAL FLOOR AREA : 740 sq.ft. (68.8 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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