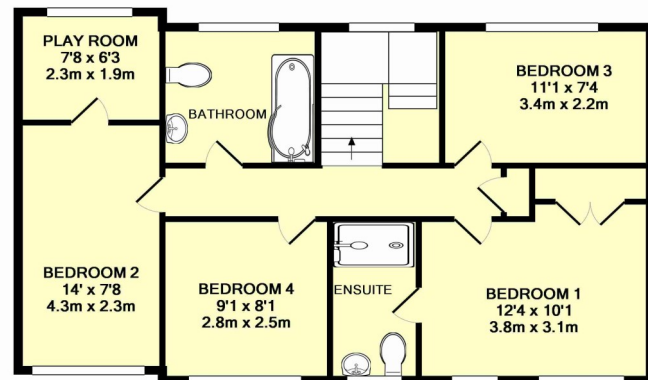


GROUND FLOOR
APPROX. FLOOR
AREA 799 SQ.FT.
(74.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 673 SQ.FT.
(62.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1471 SQ.FT. (136.7 SQ.M.)
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.
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4 Woburn Close
Banbury
Oxon
OX16 4FT
£350,000

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

SERVICES: All

CURRENT COUNCIL TAX BANDING: E **LOCAL AUTHORITY:** Cherwell District Council

DIRECTIONS:

From Banbury Cross proceed south on the Oxford Road as far as the second set of traffic lights, turn left into the inner relief road (Upper Windsor Street). Continue over two sets of traffic lights and at the third set of traffic lights, turn right over the railway bridge into Middleton Road. Proceed through two sets of traffic lights and across the mini-roundabout and after passing the third set of traffic lights, take the right turn into Priory Vale Road and immediately left into Woburn Close.

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.

5/6a Horsefair, Banbury, Oxon. OX16 0AA

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**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



Well presented extended four bedroom family home.

Entrance hall | Cloakroom | Re-fitted kitchen/family room | Utility room | Living room | Dining room | Conservatory | Master bedroom with re-fitted en-suite, three further bedrooms | Playroom | Bathroom | Rear garden | Driveway | Gas radiator heating | UPVC double glazing

Located on the east side of town, an extremely well presented and extended four bedroom family home benefiting from a conservatory, en-suite to master bedroom and large re-fitted kitchen.

DESCRIPTION:

Ground Floor:

Entrance via UPVC double glazed door to entrance hall.

Engineered oak flooring. Understairs storage cupboard. Doors to ground floor accommodation.

Cloakroom: Comprising of low level WC, wash hand basin, engineered oak flooring. Wall mounted fuse box.

Living room: Dual aspect. Double glazed box bay window to front aspect. Gas fire with marble effect inset and hearth and wooden surround. Sliding patio doors leading into conservatory.

Conservatory: Brick and UPVC construction. Double glazed door to garden. Tiled flooring.

Kitchen/family room: Re-fitted kitchen. Tiled flooring.

Underfloor heating. A range of base and eye level units, roll top work surface with tiled splashbacks. Built-in sink unit, built-in oven with four ring electric Hotpoint hob with extractor hood above. Built-in dishwasher. Space for fridge/freezer. Sunken spotlights. Double doors opening out onto the garden.

Dining room: Engineered oak flooring. Bi-fold internal doors opening into kitchen.

Utility room: Tiled floor. Range of base and eye level units, roll top work surface, built-in sink unit, space for washing machine and dryer. Space for fridge. Tiled splashbacks. Storage cupboard. Door to side aspect.

First Floor:

Landing: Doors to all first floor accommodation. Loft which houses the boiler which was installed in 2010.

Built-in storage cupboard.

Master bedroom/En-suite: Built-in wardrobes. Re-fitted en-suite comprising of low level WC, wash hand basin, double shower cubicle with rainfall shower and tiled splashbacks, separate shower attachment. Heated towel rail. Extractor fan.

Bedroom two with playroom/office: There is plumbing in place for easy conversion to an en-suite if required.

Bedroom three: Double bedroom. Overlooking garden.

Bedroom four: Double bedroom. Overlooking front aspect.

Family bathroom: Re-fitted white suite comprising of low level WC, wash hand basin, P-shaped bath with rainfall shower above and separate shower attachment. Tiled splashbacks. Heated towel rail. Vinolay flooring.

Outside:

Front: Block paved driveway for two vehicles, the rest is laid to lawn. Pathway to front door.

Rear: Enclosed by timber panel fencing. Block paved patio area. Lawn area. Decked seating area. Gated side access. Outside tap.

