



62 Glebe Rise, Kings Sutton, Banbury, Oxon OX17 3PH
OIEO £300,000

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





Detached three bedroom bungalow with double garage set in desirable village.

Entrance hallway | Living room | Conservatory | Kitchen | Three bedrooms | Bathroom | WC | Rear garden | Double garage | Driveway | Oil fired central heating | Double glazing

Located in the desirable village of Kings Sutton which benefits from many amenities including shops, public houses, church and railway station is this three bedroom detached stone built bungalow set in a cul-de-sac position, benefiting from driveway, double garage and pleasant rear garden.

Accommodation:

Access via UPVC double glazed door to;

Entrance porch: UPVC double glazed windows to front and side aspects. Through single glazed wooden door to;

Entrance hall: Single panel radiator. Cupboard housing Worcester boiler for oil fired central heating. Loft access. Airing cupboard.

Living room: Dual aspect room. Two double panel radiators. Large UPVC double glazed window to front aspect. Open fireplace with stone surround. Single glazed wooden doors leading to;

Conservatory: Built of UPVC construction with polycarbonate roof. Single panel radiator. Sliding door to rear and further sliding door to side aspect. Door into;

Kitchen: Comprising of a range of base and eye level units. Roll top work surfaces. Built-in stainless steel sink unit. Space for washing machine. Space for fridge and freezer. Four ring electric hob. Built-in oven. Tile splashbacks. Single glazed wooden window into conservatory. Single glazed wooden door into conservatory. Double panel radiator. Vinolay flooring.

Bedroom one: UPVC double glazed window to front aspect. Double panel radiator.

Bedroom two: UPVC double glazed window to rear aspect. Double panel radiator.

Bedroom three: UPVC double glazed window to front aspect. Single panel radiator.

Bathroom: Two piece suite comprising of wash hand basin. Panelled bath with shower attachment over. Tile splashbacks. UPVC double glazed window to rear aspect. Single panel radiator.

Separate WC: Low level WC with wash hand basin. Tile splashbacks. UPVC double glazed window to rear aspect.

Agents Note:

Whilst the property has been well maintained over the years it would now benefit from some updating.

Outside:

Front: Driveway for approximately two/three vehicles. Laid to lawn area with various trees and shrubs.

Rear garden: Mostly laid to lawn with flower and shrub borders and beds. Patio area. Summer house. Enclosed by close panel fencing and walling. Gated side access. Storage shed adjacent to oil tank. Personal door to double garage.

Double garage: Single metal up and over door. UPVC double glazed window to front aspect.

Kings Sutton:

Kings Sutton is a well-served village, situated on the Northamptonshire/Oxfordshire borders approximately 4 miles south east of Banbury. The village amenities include a primary school, co-op, post office, two churches, two pubs, playing fields and a regular bus route. There is also a railway station, providing services to Oxford and London.

Services: All with the exception of gas. There is gas in the road which could be connected.

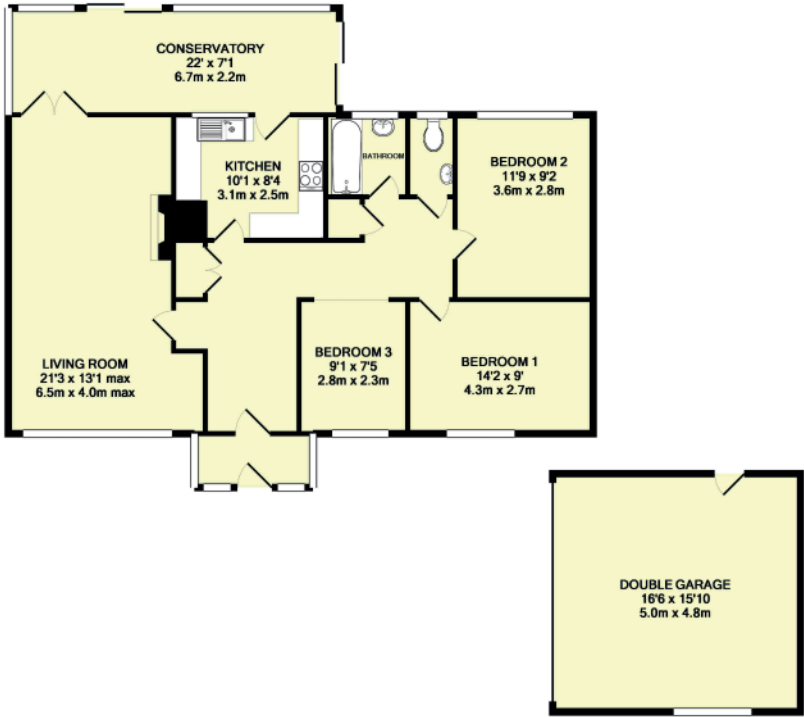
Council Tax Banding: D

Authority: South Northants Council

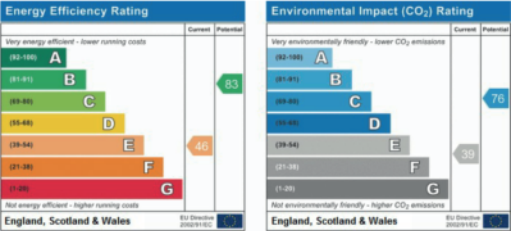
Directions: From Banbury Cross proceed south on the Oxford Road and after approximately two and a half miles at Twyford, turn left towards Kings Sutton. Carry on through the village via Whittle Street and Astrop Road, passing by the recreation park, take the right turn into Glebe Rise.







TOTAL APPROX. FLOOR AREA 1262 SQ.FT. (117.2 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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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



5/6a Horsefair, Banbury,
Oxon OX16 0AA
t: 01295 221100
e: post@stanbra-powell.co.uk

stanbra-powell.co.uk

