

‘Woodbra’ 6 Dorchester Grove, Banbury, Oxon OX16 0BD
£349,950 Freehold

Stanbra Powell
Estate Agents
Valuers
Property Lettings

An enlarged detached bungalow enjoying generous size plot occupying a quiet cul-de-sac location on the edge of Banbury

Entrance porch | Inner hallway |Hallway | Living room | Separate dining room | Conservatory | Kitchen/breakfast room | Three bedrooms | Utility room | Shower room/Wet room |Cloakroom | Single garage | Private rear garden | Driveway | Garden to front

Offered with no onward chain, a substantial three bedroom detached bungalow, complemented by a private rear garden. The property provides generous size accommodation throughout and would now benefit from updating.

Accommodation

Front door.
Porch.

Inner hallway: Door to garage. Door to further hallway.

Hallway: Access to loft. Airing cupboard housing hot water tank and immersion heater.

Cloakroom: Coloured suite comprising pedestal handbasin, low level WC and Bidet. All walls are fully tiled.

Living room: Feature stone fireplace with inset living flame gas fire. Sliding double glazed doors giving access to the garden.

Dining room: Sliding doors giving access to conservatory.

Conservatory: Brick construction with glass roof. Windows overlooking garden. Doors giving access to the garden.

Kitchen: Inset sink unit and drainer. Comprehensive range of wall and base units. Integrated dishwasher. Integrated 4 ring electric hob, double oven and grill. Space for fridge/freezer. Window to front aspect.

Bedroom one: Generous double bedroom to front aspect. Fitted wardrobes. Door to utility room (potential for en-suite).

Utility: Stainless steel sink unit and drainer. Range of wall and base units. Free space and plumbing for washing machine. Window to front. Door to rear.

Bedroom two: Double bedroom to rear aspect overlooking garden with fitted wardrobe.

Bedroom three: Single bedroom to rear aspect overlooking garden. Fitted wardrobe.

Shower/Wet room: Handbasin with inset vanity unit, low level WC, shower cubicle with Mira Advanced shower unit.

Outside

Garage: Access from the inner hallway. Brick built garage. Roller door to front. Door to side. Wall mounted Worcester gas boiler for domestic hot water and central heating. Light and power connected.

Rear garden: Low maintenance tiered garden, laid to patio. Flower beds, shrubs and bushes. Raised patio/balcony with useful storage under. Access front to back via pathway and wrought iron gate. The garden is south/east facing, measuring approximately 70 ft in width x 30 ft depth.

Front: Block paved providing off road parking for several vehicles. Pathway to front door.

Agents Note

The property has been subject to 3 insurance claims due to subsidence these dates were in 1985, 1999/2000 and 2023, further details are available upon request.

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

Directions: From Banbury Cross proceed west along West Bar, continue into the Broughton Road and upon leaving town, take the last right turn into Balmoral Avenue and Dorchester Grove is on the right.









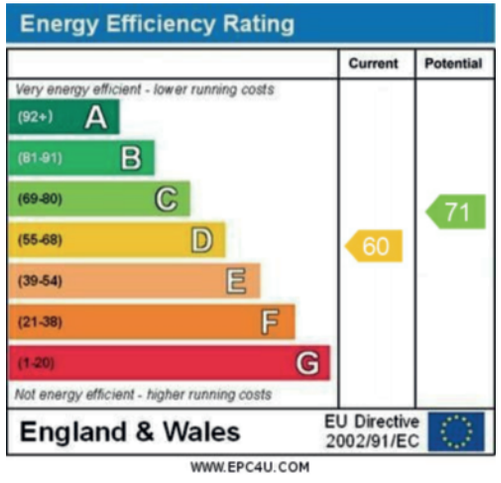


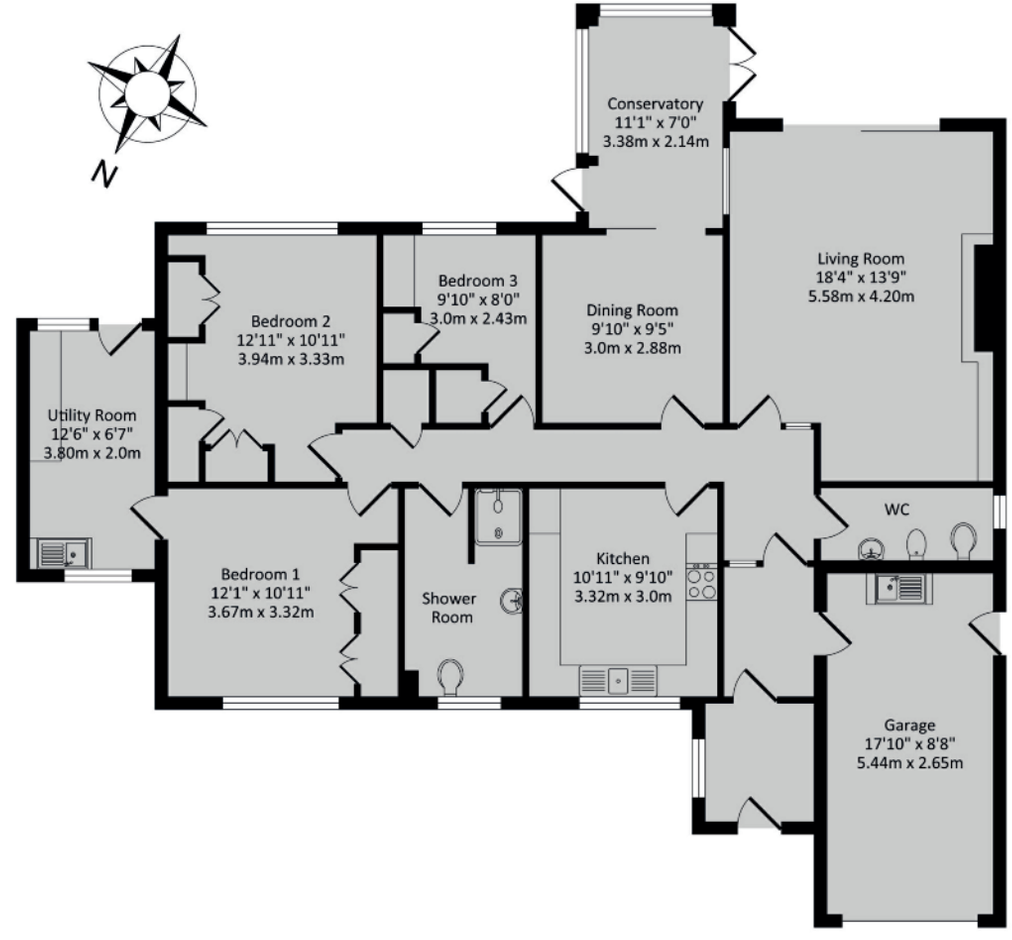












TOTAL APPROX. FLOOR AREA 1428 sq.ft. (132.70 sq.m.) approx.

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.

Viewing: Through appointment with Stanbra Powell

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