



7 Chacombe Crescent, Banbury, Oxon OX16 2DP
£375,000

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





A well presented three bedroom detached home.

**Entrance hallway | Cloakroom | Living room |
Kitchen/dining room | Three bedrooms, en-suite to master
| Family bathroom | Landscaped rear garden | Single garage
| Driveway | UPVC double glazing | No onward chain**

Built in 2020 by Bellway Homes is this well presented three bedroom detached home. The property benefits from good size living room, kitchen/dining room, well-proportioned bedrooms with en-suite to master and family bathroom. The current owners have landscaped the rear garden to a high standard, the property also benefits from a tandem driveway for two cars and a single garage. The property is offered for sale with no onward chain.

Ground Floor

Covered canopy porch.

Double glazed door to entrance hallway.

Entrance hallway: Amtico flooring. Stairs rising to first floor. Radiator. Doors to ground floor accommodation.

Cloakroom: Amtico flooring. Two piece white suite comprising of low level WC and wash handbasin. Tiling to splashback areas. Radiator. Window to front aspect.

Living room: Good size room with window to front aspect. Radiator.

Kitchen: Good size understairs storage cupboard. Amtico flooring. Radiator. Range of base and eye level units with laminate worktop. Built-in appliances include 4 ring gas hob with extractor fan, stainless steel sink unit, cooker and fridge/freezer. Space and plumbing for washing machine and dishwasher. Window overlooking rear garden. Cupboard housing boiler. Sunken spotlights.

Dining area has space for table and chairs. Radiator. Amtico flooring. Double doors leading out onto garden.

First Floor

Landing: Access to loft. Radiator. Airing cupboard over the stairs housing hot water tank.

Bedroom one: Good size double bedroom with built-in wardrobes. Radiator. Window to front aspect.

En-suite: Three piece white suite comprising of low level WC, wash handbasin and shower cubicle with Bar shower over. Tiling to splashback areas. Tiled flooring. Radiator. Sunken spotlights. Extractor fan.

Bedroom two: Good size double bedroom with window overlooking rear garden. Radiator.

Bedroom three: Good size single bedroom with window overlooking rear garden. Radiator.

Bathroom: Three piece white suite comprising of low level WC, wash handbasin and panelled bath. Tiling to splashback areas. Radiator. Tiled flooring. Window to front aspect. Extractor fan. Sunken spotlights.

Outside

Rear garden: Paved patio area. Pathway leading to secondary patio seating area covered by pergola. The garden is mostly laid to lawn with shingle borders, flowers and shrubs. Small stoned area. The garden is enclosed by timber panel fencing. Gated side access leading to parking area. Outside tap. Personal door to garage.

Garage: Metal up and over door. Power and light connected. Eaves storage.

Front: Laid to lawn area with shingle border with various flowers and shrubs. Pathway leading to front door.

Block paved driveway for two/three vehicles.

Agents Note

There is a service charge of £120.00 per annum.

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

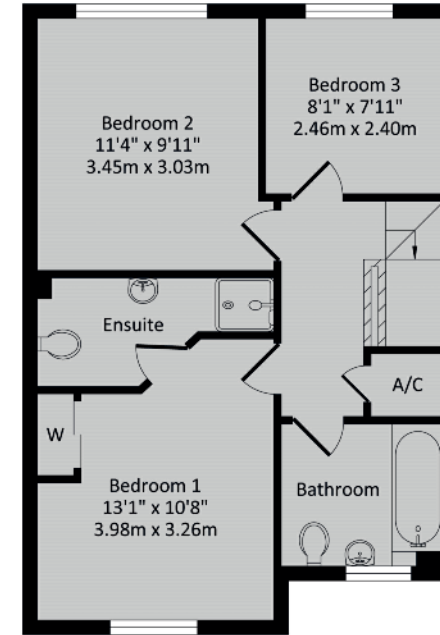
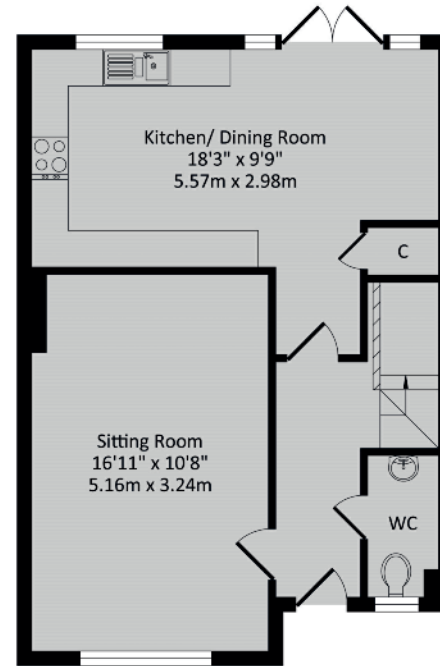
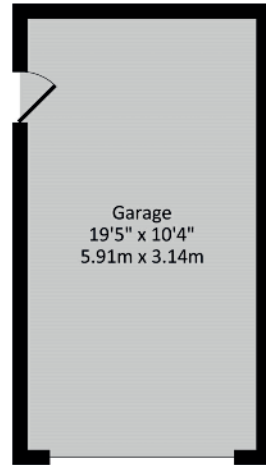




Garage
 200 sq.ft. (18.60 sq.m.) approx.

Ground Floor
 476 sq.ft. (44.20 sq.m.) approx.

First Floor
 476 sq.ft. (44.20 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1152 sq.ft. (107.0 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	83	95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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

