



77 St Annes Road, Banbury, Oxon OX16 9DY
£299,950

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Property Lettings





A two bedroom semi detached bungalow on the popular Timm's estate.

Entrance hallway | Living room | Kitchen/breakfast room | Conservatory | Two double bedrooms | Bathroom | Garage | Driveway | 94 ft rear garden

Located on the popular Timm's development on the south side of Banbury is this two bedroom semi detached bungalow. The property benefits from good size accommodation throughout, whilst it has been well maintained by the owners it would now benefit from refurbishment throughout and offers great potential to extend to the rear due to the 94 ft rear garden (subject to necessary planning permissions). Offered for sale with no onward chain.

Accommodation

Entrance via UPVC double glazed double doors to entrance porch. Windows to front aspect. Tiled flooring. Entrance via single glazed wooden door to entrance hall.

Entrance hall: Access to loft. Cupboard housing original fuse box. Airing cupboard housing hot water tank and shelving.

Living room: Good size room with double glazed bay window to front aspect. Wall mounted night storage heater. Chimney breast with electric fire.

Kitchen/breakfast room: Base and eye level units with worktops. Built-in 4 ring hob. Built-in oven. Stainless steel sink unit. Space for fridge/freezer. Wall mounted night storage heater. Double glazed wooden window to side aspect. UPVC double glazed window and door leading into conservatory.

Conservatory: Brick and UPVC construction with polycarbonate roof. Windows on all sides overlooking garden. Door leading to driveway.

Bedroom one: Good size double bedroom with double glazed wooden window to front and side aspect. Wall mounted night storage heater.

Bedroom two: Good size double bedroom. Wall mounted night storage heater. Double glazed wooden window overlooking rear garden.

Bathroom: Three piece suite comprising of low level WC, wash handbasin and panelled bath with electric shower over. Vinolay flooring. Single glazed obscured window.

Outside

Front: Pathway leading to front door, flanked on either side by shingle areas. Mostly enclosed by low level brick wall and fence.

Driveway for one/two vehicles which could be enlarged.

Rear garden: Measures approximately 94 ft in length. Patio area. Pathway leading to rear of the garden. Area laid to lawn. Area previously used as a vegetable patch. Various outbuildings, greenhouses, summerhouse and large shed.

Garage: Wooden double doors. Power and light connected. Single glazed wooden window. Side access door.

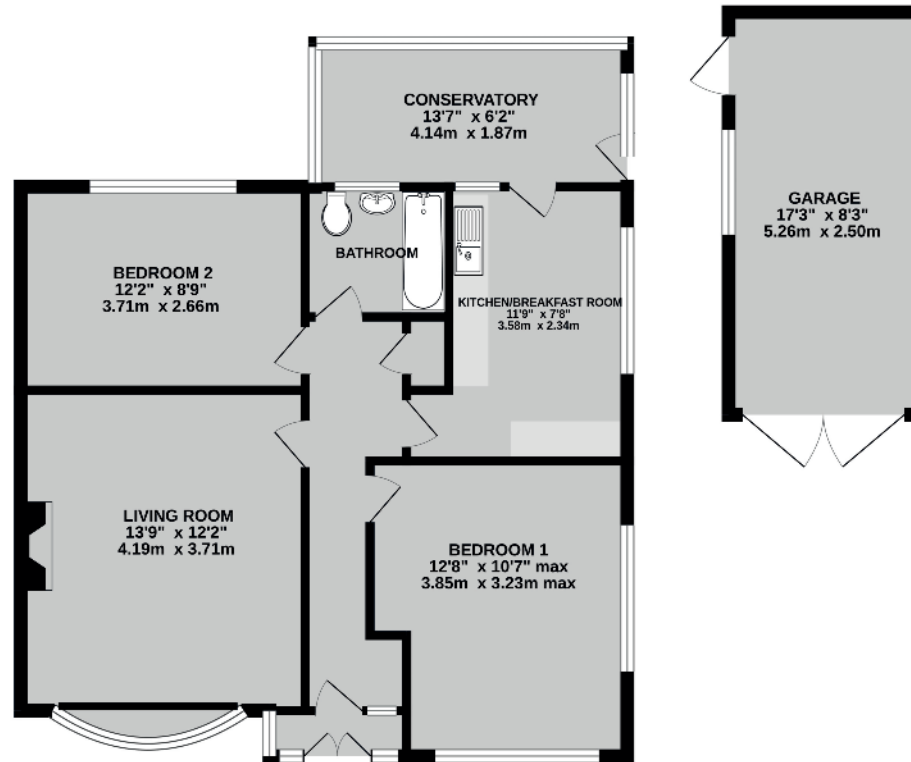
Services: All Council Tax Banding: C
Authority: Cherwell District Council

Directions: From Banbury Cross proceed south on the Oxford Road for approximately one mile. Continue to Sainsbury's Superstore, cross over the traffic lights and turn immediately right into Grange Road. Continue to the end of Grange Road and take the first left into Timms Road. Turn first left into St Annes Road.





838 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA - 838 sq.ft. (77.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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 is given to their operability or efficiency can be given.
Issue with NAEA/SP/24/02024

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.

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