



7 Park Road, Banbury, Oxon OX16 0DW
£499,950

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Property Lettings





An extremely well presented four bedroom home offering a wealth of character

Entrance hallway | Ground floor shower room/Utility | Snug | Living room | Kitchen/Dining room | Four bedrooms | Family bathroom | South/west facing good size rear garden | Driveway

Located within easy walking distance of the town centre is this four bedroom semi-detached family home offering a wealth of character throughout including original floors, doors, fireplaces, original cupboards and picture rails. The property benefits from a good size driveway, impressive south/west facing rear garden and well-proportioned accommodation throughout.

Ground Floor

Bespoke solid hardwood door leads to entrance hallway.

Entrance hall: Original terracotta tiled floor. Radiator. Hardwood double glazed window to front aspect. Stairs rising to first floor.

Shower room/utility: Original terracotta tiled floor. Hardwood obscured double glazed window to front aspect. Three piece suite comprising of low level WC, wash handbasin with built-in cupboard underneath, corner shower with Bar shower over. Tiling to splashback areas. Heated towel rail. Hardwood worktop with space and plumbing for washing machine. Cupboard.

Snug: Hardwood double glazed window to front aspect. Radiator. Fireplace with wooden surround. Original picture rails.

Living room: Hardwood floors. Two hardwood double glazed windows to side aspect. Radiator. Fireplace with log burner and solid oak mantle. Opening through to dining area.

Dining area: Large double glazed wooden windows and doors to rear garden. Hardwood flooring. Radiator. Understairs storage cupboard.

Kitchen: Sympathetically fitted with a range of base and eye level units. Hardwood worktops. Original cupboards. Built-in sink unit. Space for cooker with extractor fan over. Space for fridge/freezer. Original terracotta tiled flooring. Pantry cupboard. Sunken spotlights.

First Floor

Split level staircase with stairs rising to first floor. Double glazed hardwood sash window to rear aspect.

Landing: Original stripped wooden floors. Access to loft. Radiator. Cupboard housing hot water tank.

Bedroom one: Double bedroom with hardwood double glazed windows to front aspect. Radiator.

Bedroom two: Double bedroom. Radiator. Stripped floorboards. Hardwood wooden double glazed window overlooking rear garden.

Bedroom three: Double bedroom with hardwood wooden double glazed window to front aspect. Radiator. Stripped floorboards. Radiator.

Bedroom four: Single bedroom. Double glazed hardwood window overlooking rear garden. Radiator. Stripped floorboards.

Bathroom: Three piece white suite comprising of low level WC, wash handbasin, panelled bath with mixer tap and separate shower attachment. Tiling and panelling to splashback areas. Heated towel rail. Wooden double glazed obscured window to side aspect.

Outside

Front: Large shingle driveway for approximately three vehicles. Raised flower and shrub borders. Block paved pathway leading to front door. Warm air unit.

Rear garden: South/west facing aspect. Measuring 57 ft in length. Mostly laid to lawn. Several patio seating areas. Mature flower and shrub borders. Raised beds. Three sheds to rear of the garden. Garden is enclosed mostly by timber panel fencing and brick wall. Gated side access. Outside tap.

Agents Note

The property has 'Air Source Pump' heating installed in 2023. Kitchen installed summer 2022.

The property was extended in 2000.

All other windows in the property apart from the bathroom were replaced approximately 10 years ago and also apart from the sash window which was more recent.

Fuse box replaced in 2022.

Council Tax Banding: C
Authority: Cherwell District Council

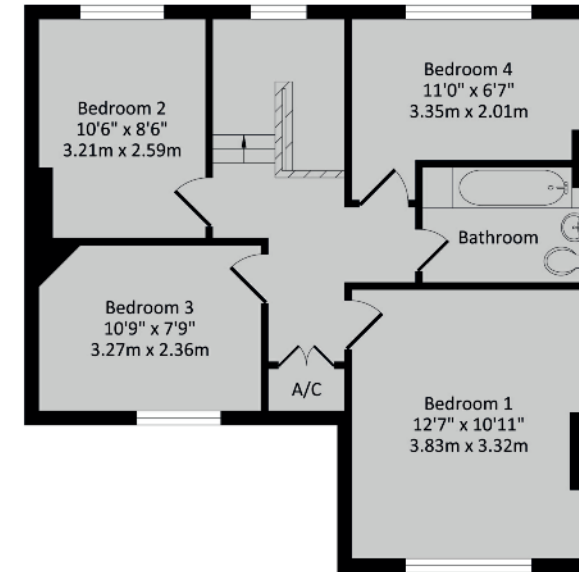
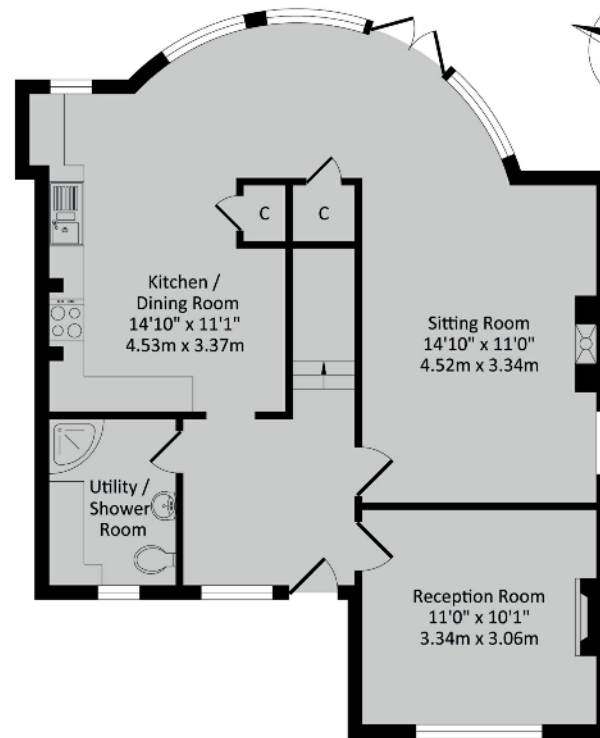




Ground Floor
 676 sq.ft. (62.80 sq.m.) approx.

First Floor
 544 sq.ft. (50.50 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C	64	
(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			



TOTAL APPROX. FLOOR AREA 1220 sq.ft. (113.30 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.

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